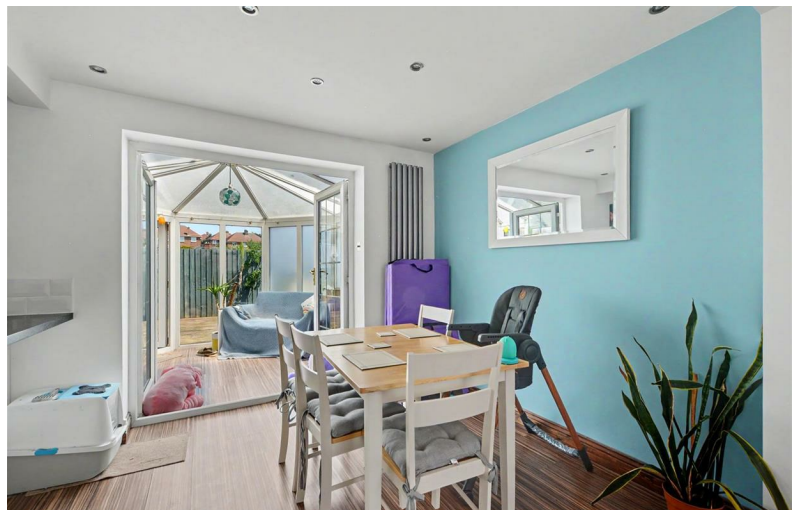
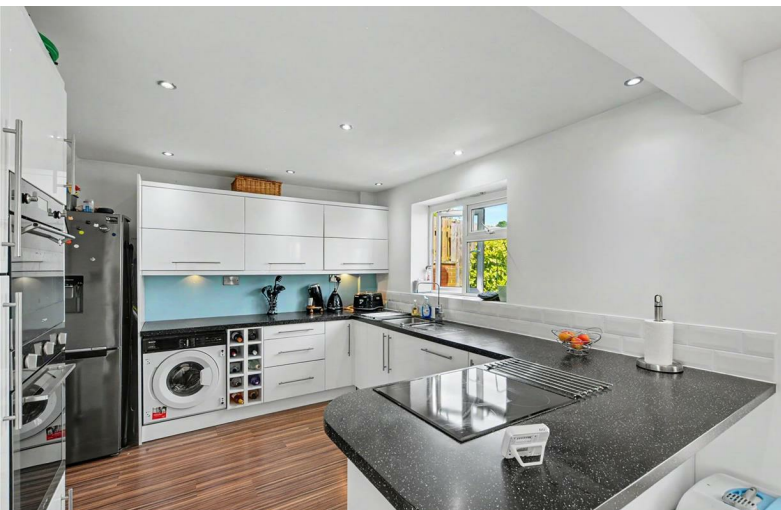




**Fraser Square
Carlton, Nottingham NG4 1NN**

**THREE BEDROOMS SEMI-DETACHED
FAMILY HOME**

Guide Price £220,000 Freehold



A THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THIS POPULAR AND CONVENIENT LOCATION, OFFERING OPEN PLAN GROUND FLOOR LIVING, A CONSERVATORY, OFF ROAD PARKING, A BRAND NEW BOILER AND AN ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this three bedroom semi-detached property positioned within a popular residential location in Carlton.

The property offers well-proportioned accommodation throughout and would make an ideal purchase for a first time buyer, young family or those looking to move into a convenient location close to local amenities and transport links.

The accommodation comprises an entrance hallway with stairs leading to the first floor, a lounge area with window to the front and an opening through to the open plan kitchen/dining area. The kitchen is fitted with a range of modern wall and base units, work surfaces, breakfast bar, integrated appliances and space for dining, with access through to the conservatory at the rear. The conservatory provides an additional sitting area and enjoys views over the rear garden.

To the first floor, there are three bedrooms and a family bathroom fitted with a white suite.

Externally, the property benefits from off road parking to the front, with gated side access leading to the rear garden. The rear garden has been designed for ease of maintenance and includes a decked area, raised seating/sun deck and fenced boundaries. Further benefits include a recently installed brand new boiler, providing added peace of mind and improved energy efficiency.

Fraser Square is well placed for a wide range of local facilities including shops, schools and leisure amenities, with Carlton Forum Leisure Centre nearby. There are also good road links into Carlton, Mapperley, Arnold and Nottingham city centre.

An internal viewing comes highly recommended to appreciate the accommodation on offer.



Entrance Hallway

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the side elevation, carpeted staircase leading to the first floor landing with modern stainless steel balustrades, wall mounted radiator, under stairs storage cupboard, laminate floor covering, ceiling light point, openings leading through too:

Living Room

12'9 x 12'4 approx (3.89m x 3.76m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, wall light point, ceiling light point, laminate floor covering, feature fireplace incorporating a wall hung decorative fire, openings leading through to the dining kitchen and entrance hallway.

Open Plan Dining Kitchen

20'8 x 10'4 approx (6.30m x 3.15m approx)

A range of modern matching wall and base units incorporating laminate worksurfaces over, integrated oven, integrated microwave, space and point for a fridge freezer, integrated washing machine, integrated dishwasher, undercounter 1.5 bowl sink with swan neck mixer tap over, tiled splashbacks, UPVC double glazed window to the rear elevation, four ring AEG induction hob, wine rack, laminate floor covering, breakfast bar overhang providing additional seating space, ample space for a dining table, feature vertical column radiator, recessed spotlights to the ceiling, internal double glazed French doors leading through to the conservatory.

Conservatory

9'8 x 9'1 approx (2.95m x 2.77m approx)

Laminate floor covering, ceiling light point, UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors providing access to the enclosed landscaped rear garden offering a versatile additional reception space.

First Floor Landing

Loft access hatch, UPVC double glazed window to the side elevation, ceiling light point, panelled doors leading off to:

Bedroom One

12'5 x 10'4 approx (3.78m x 3.15m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Two

12'4 x 8'1 approx (3.76m x 2.46m approx)

UPVC double glazed window to the rear elevation with elevated views, wall mounted radiator, ceiling light point.

Bedroom Three

10'1 x 6'9 approx (3.07m x 2.06m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built in storage cupboard.

Family Bathroom

Modern three piece suite comprising double ended P-shaped panelled bath with mains fed rain fall shower over, vanity wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, tiling to the walls, tiling to the floor, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation.

Front of Property

To the front of the property there is a block paved driveway providing off the road parking, steps leading to the front entrance door with secure gated access to the side elevation.

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with spacious decked area with additional raised decked area for catching the evening sun, outside water tap, external lighting, side access to the front of the property, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

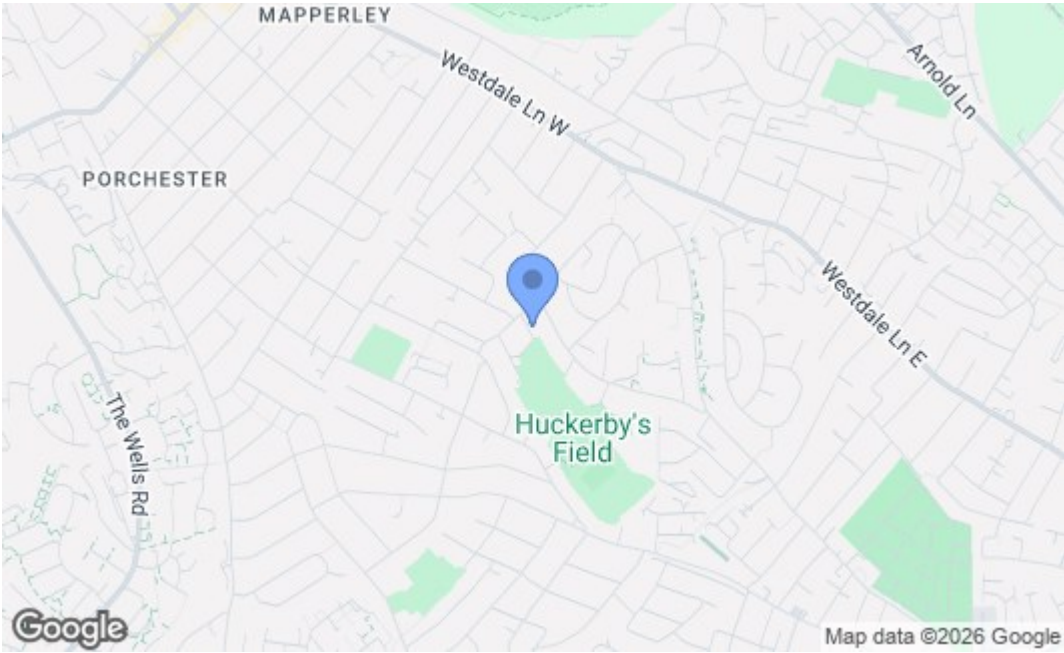
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.