



**Marwood Crescent  
Carlton, Nottingham NG4 3PW**

**BEAUTIFULLY MAINTAINED THREE  
BEDROOM FAMILY HOME**

**£240,000 Freehold**



Upon entering the property, you are welcomed into a bright and neatly presented entrance space. This space provides access to the staircase, the electrical consumer unit, and sets the tone for the care and attention the current owners have invested throughout. The hall feels open and well-kept, offering a practical and inviting first impression as you step inside.

The front living room is a warm and elegantly decorated space, perfect for relaxing or entertaining. A large window overlooks the driveway, flooding the room with natural light, while plush, high-quality carpets and an attractive electric fire create a cosy and comfortable atmosphere. This room has been maintained to an immaculate standard, offering a peaceful retreat at the front of the home.

To the rear, the property opens into a spacious and modern kitchen-diner. Fully refitted less than five years ago, the room presents a beautifully designed and exceptionally well-kept cooking and dining environment. It features stylish tiled splashbacks, integrated appliances, and ample worktop and storage space. A large window provides a lovely outlook over the garden, ensuring the space feels bright and connected to the outdoors. From here, you also gain access to the downstairs WC and the boiler cupboard—both practical additions that enhance everyday convenience—as well as a rear door leading directly onto the garden.

Upstairs, the home continues to impress with its well-proportioned bedrooms. The principal bedroom is a generous double that benefits from built-in storage, offering plenty of room to keep belongings neatly organised. The second double bedroom enjoys stunning elevated views across the picturesque Carlton Valley, creating a unique and serene outlook. The third bedroom, a comfortable single, also shares the same far-reaching views, making it ideal as a child's room, study, or guest space. The landing includes an airing cupboard for additional storage, along with access to the loft above.

The family bathroom is a stylish and well-finished three-piece suite, complete with ceramic tiles and completed to a high standard. It requires no further work and provides a calm, contemporary space for daily routines.

The rear garden is one of the standout features of this home, offering exceptional depth and versatility with its beautifully arranged three-tier design. The first tier is a spacious composite decked area, perfect for sunbathing, outdoor dining, or simply enjoying the peaceful surroundings. Steps lead down to a second tier designed for easy-maintenance outdoor living, featuring astro-turf flooring, space for outdoor furniture, and a brick-built outdoor oven—ideal for gatherings, barbecues, or relaxed evenings outdoors. Beyond a gate and fence lies the third tier, a dedicated nature and allotment area with a large garden shed. This tranquil and private space is perfect for gardening enthusiasts, families, or anyone seeking a quiet natural haven. Thanks to its size and layout, the garden enjoys sunlight throughout the day, making it a truly special outdoor space.

With double off-road parking, a beautifully maintained interior, and generous outdoor areas rarely found in homes of this type, this property presents a superb opportunity in a highly desirable location close to schools, shops, and parks. Early viewing is strongly encouraged to fully appreciate the quality and lifestyle this home offers.



### Entrance Hallway

UPVC double glazed door to the side elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, internal glazed door leading through to the lounge.

### Lounge

12'9" x 13'1" approx (3.9 x 4.0 approx)  
UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator, fireplace, internal glazed door leading through to the kitchen diner.

### Kitchen Diner

16'8" x 9'10" approx (5.1 x 3.0 approx)  
UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, laminate flooring, space and point for an American style fridge freezer, wall mounted radiator, a range of matching wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, tiled splashbacks, space and point for a range cooker with extractor hood over, space and plumbing for a washing machine, laminate flooring, door to ground floor WC.

### Ground Floor WC

WC, tiling to the walls, laminate flooring, wall mounted boiler.

### First Floor Landing

Carpeted flooring, wall mounted radiator, access to the loft, doors leading off to:

### Bedroom One

10'5" x 10'2" approx (3.2 x 3.1 approx )  
Laminate flooring, wall mounted radiator, UPVC double glazed window to the front elevation, built-in storage.

### Bathroom

5'10" x 7'2" approx (1.8 x 2.2 approx)  
UPVC double glazed window to the side elevation, panelled bath with electric shower over, WC, handwash basin with a mixer tap and storage below, chrome heated towel rail, tiling to the walls, tiling to the floor, recessed spotlights to the ceiling.

### Bedroom Two

11'9" x 8'2" approx (3.6 x 2.5 approx)  
UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, built-in storage.

### Bedroom Three

8'10" x 7'10" approx (2.7 x 2.4 approx)  
UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator.

### Front of Property

To the front of the property there is a driveway providing off the road parking, with gated access to the rear of the property.

### Rear of Property

To the rear of the property there is an enclosed tiered rear garden with a decked area, shed, outdoor water tap, gated access to the front of the driveway, steps leading to a spacious artificial lawned area incorporating a further deck and brick-built masonry oven providing a perfect outdoor hosting space, further access to a lawned area featuring a large outbuilding to the rear, fencing to the boundaries with outside lighting.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

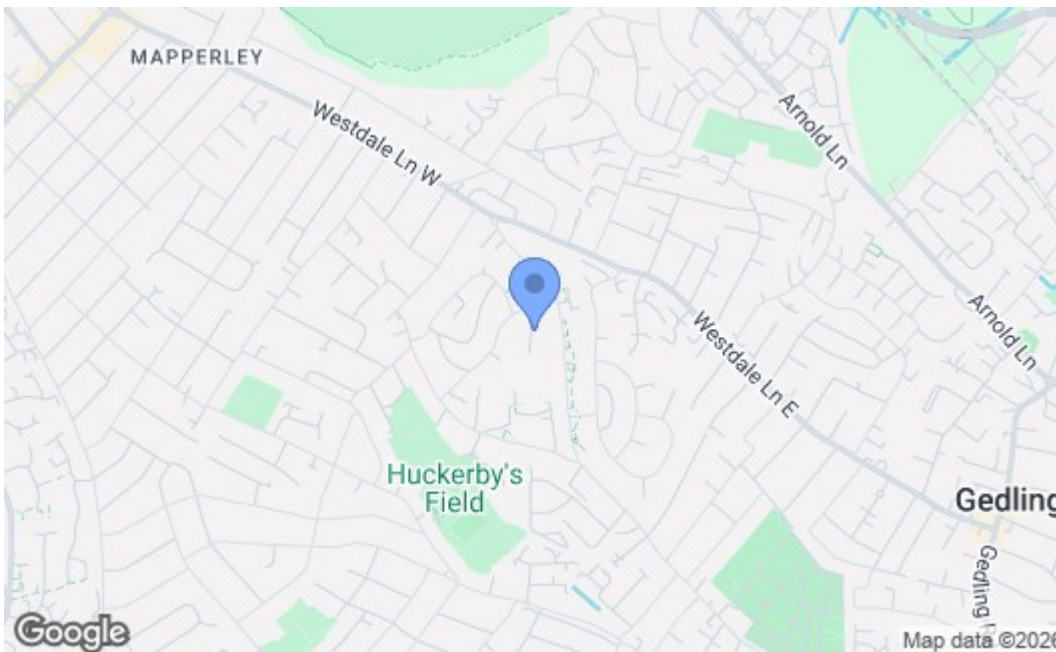
Flood Defences: No

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.