



St. Austins Drive,
Carlton, Nottingham
NG4 3EY

£535,000 Freehold



** GUIDE PRICE £550,000 - £565,000 **

Robert Ellis Estate Agents are delighted to present to the market this IMMACULATE FIVE BEDROOM, DETACHED DORMER BUNGALOW situated in CARLTON, NOTTINGHAM. The property offers beautiful views over Gedling Country Park, alongside easy access to transport links and shops/ restaurants.

Upon entry, you are welcomed into the spacious entrance porch/ sun room which leads to the hallway. Off the hall, you follow round to the cloakroom, first and second double bedroom, with the first benefiting from fitted wardrobes and shower room en suite, downstairs family bathroom featuring a five piece suite. You also have access to the second landing from this hall.

The ground floor also hosts the open plan kitchen diner with fitted units, breakfast island and French doors leading to the lounge with media wall. Off the kitchen diner is access into the integral garage.

Stairs lead to landing/ study with Velux window. The second floor hosts bedrooms three, four and five, alongside a Jack and Jill four piece suite bathroom.

The home is situated on a generous plot with a block paved driveway leading to the garage with electric door. The rear of the home offers tiered levels with patio and decking, laid to lawn and fruit trees/ vegetable patches.

This is a UNIQUE OPPORTUNITY and HIGHLY RECOMMENDED that all prospective buyers view the home before it is too late- Contact the office on 0115 648 5485 now!



Entrance Porch/ Sun Room

13'5" x 13'5" approx (4.09m x 4.09m approx)

Double glazed French doors, wall mounted radiator, laminate flooring, single glazed opaque windows with single glazed opaque wooden front door.

Hallway

15'6" x 7'6" approx (4.73m x 2.29m approx)

Carpeted flooring, stairs to the first floor, tall wall mounted radiator, storage cupboard (0.71m x 0.49m). Understairs storage cupboard (0.75m x 2.18m).

Cloakroom

5'0" x 4'1" approx (1.54m x 1.25m approx)

Carpeted flooring, coat hooks.

Bedroom 1

14'11" x 12'0" approx (4.56m x 3.67m approx)

Carpeted flooring, double wall mounted radiator, UPVC double glazed window, fitted wardrobes and dressing area.

En-Suite

2'7" x 8'0" approx (0.8m x 2.45m approx)

Tiled flooring, partially tiled walls, low flush w.c., wall mounted radiator, opaque UPVC double glazed window, sink with dual heat tap and storage cupboard under, shower with hand held shower, extractor fan.

Bedroom 2

12'1" x 11'8" approx (3.7m x 3.58m approx)

UPVC double glazed bay window, wall mounted tall radiator, carpeted flooring.

Hall

15'3" x 8'3" approx (4.66m x 2.54m approx)

Carpeted flooring, double wall mounted radiator.

Bathroom

9'8" x 7'7" approx (2.97m x 2.32m approx)

Tiled flooring, partially tiled walls, opaque UPVC double glazed window, bidet, wall mounted sink with dual heat tap, low flush w.c., Jacuzzi bath with jets and dual heat tap, towel wall mounted radiator, walk-in shower with waterfall shower head and hand held shower.

Ground Floor w.c.

6'2" x 3'4" approx (1.9m x 1.03m approx)

Tiled flooring, partially tiled walls, low flush w.c., wall mounted towel radiator, sink with dual heat tap with storage under.

Lounge

17'8" x 11'10" approx (5.39m x 3.63m approx)

Carpeted flooring, UPVC double glazed bay window to the front, UPVC double glazed window to the side, double wall mounted radiator, single glazed wooden French doors to the kitchen diner.

Kitchen Diner

24'4" x 16'7" approx (7.44m x 5.06m approx)

Laminate flooring, fitted wall and base units, central island unit with breakfast bar and inset five ring electric hob and extractor fan over, composite sink with dual heat tap, UPVC double glazed window and

UPVC double glazed rear door, tall wall mounted radiator, integrated Belling oven and grill, space for a fridge freezer, double wall mounted radiator, aluminium double glazed sliding doors opening onto the rear garden and a window.

First Floor Landing/Study Area

13'6" x 10'1" approx (4.14m x 3.09m approx)

Carpeted flooring, double wall mounted radiator, two wooden double glazed Velux windows.

Bedroom 3

10'2" x 8'6" approx (3.12m x 2.6m approx)

Carpeted flooring, double wall mounted radiator, UPVC double glazed window.

Juliette Bathroom

9'3" x 9'7" approx (2.82m x 2.94m approx)

Vinyl flooring, opaque UPVC double glazed window, low flush w.c., separate shower with electric hand held shower unit, bath with dual heat tap, wall mounted towel radiator, sink with dual heat tap and storage under.

Bedroom 4

9'10" x 9'11" approx (3m x 3.04m approx)

Carpeted flooring, wall mounted double radiator, wooden frame double glazed Velux window.

First Floor Landing

9'0" x 12'5" approx (2.76m x 3.81m approx)

Carpeted flooring, double wall mounted radiator, UPVC double glazed window.

Bedroom 5

12'6" x 8'11" approx (3.83m x 2.72m approx)

Carpeted flooring, double wall mounted radiator, UPVC double glazed window.

Outside

The rear garden has steps leading to the patio area with decking having privacy with fencing, steps leading down to the lawned garden with flower beds, pathways, spaces for vegetables, trees and greenery.

Basement

Store

11'6" x 6'9" (3.51m x 2.06m)

Store

16'10" x 5'11" (5.13m x 1.80m)

Play Room

16'7" x 5'11" (5.05m x 1.80m)

Hobby Room

52'5" x 22'11" x 16'4" x 19'8" (16'7" x 5'6")

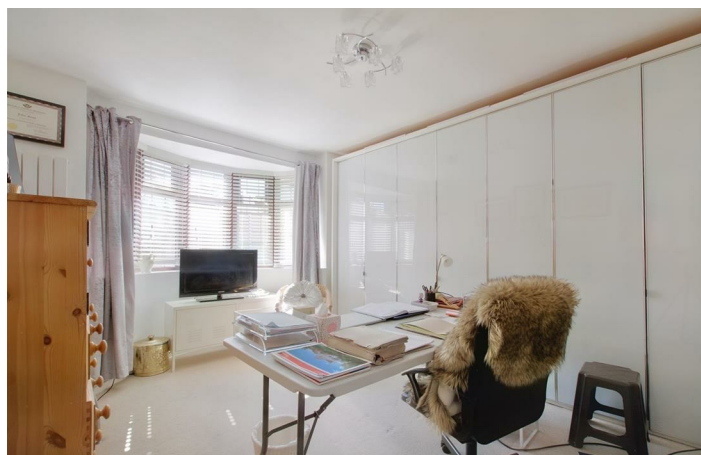
Garage

18'11" x 9'4" approx (5.79m x 2.87m approx)

Up and over electric door to the front, power and fitted wall units.

Council Tax

Gedling Borough Council Band D





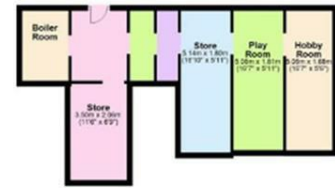
Ground Floor



First Floor



Basement



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			
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.