



Mayfield Road
Carlton, Nottingham NG4 1JP

A WELL PRESENTED TWO BEDROOM SEMI
DETACHED HOME SITUATED IN CARLTON,
NOTTINGHAM!

£200,000 Freehold



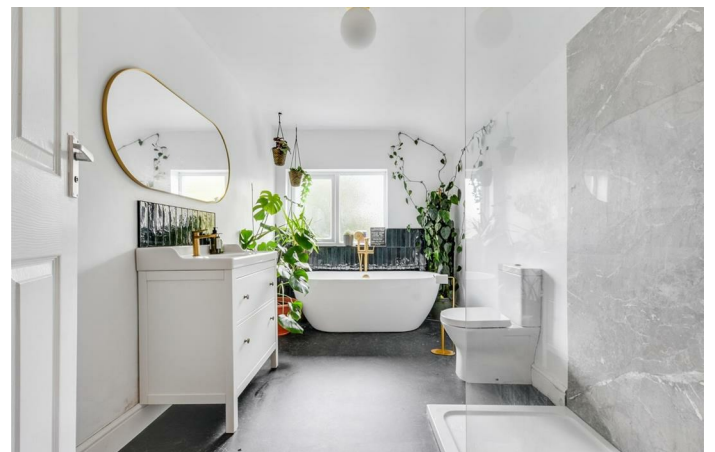
Robert Ellis Estate Agents are delighted to present this two-bedroom semi-detached home, ideally located in Carlton, Nottingham, close to schools, shops, transport links, and Carlton Town Centre.

The property opens into a spacious open-plan lounge and dining area, with stairs to the first floor and access to a modern kitchen. The stylish kitchen features contemporary units and French doors that open out to the rear garden, creating a bright and functional space.

Upstairs, there are two well-proportioned bedrooms and a stunning family bathroom, complete with a freestanding bath and separate shower.

Outside, the enclosed rear garden offers a private retreat with a summer house positioned at the far end which is perfect for relaxing or working from home.

An ideal choice for first-time buyers or investors. Viewing is highly recommended.



Lounge Diner

29'51 x 16'67 approx (8.84m x 4.88m approx)

UPVC entrance door to the front elevation leading into the lounge diner comprising laminate floor covering, UPVC double glazed bay window to the front elevation, TV point, fireplace, two wall mounted radiators, UPVC double glazed window to the rear elevation, panelled door leading through to the kitchen, staircase leading to the first floor landing, ample space for both dining and seating areas.

Kitchen

12'61 x 7'08 approx (3.66m x 2.34m approx)

Laminate floor covering, UPVC double glazed French doors to the rear elevation leading out to the rear garden, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, Logik range cooker with five ring gas hob, extractor hood above, integrated dishwasher, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a freestanding fridge freezer, Glow worm gas central heating boiler.

First Floor Landing

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

Bedroom One

10'92 x 11'82 approx (3.05m x 3.35m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, wardrobes.

Bedroom Two

5'70 x 15'54 approx (1.52m x 4.57m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bathroom

7'18 x 12'12 approx (2.13m x 3.66m approx)

Linoleum floor covering, UPVC double glazed window to the rear elevation, tiled splashbacks, freestanding bath with gold taps and shower attachment, vanity wash hand basin with gold mixer tap, WC, matte black heated towel rail, walk-in shower enclosure with mains fed gold rain water shower over.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area leading to a further block paved patio area, further barked area with pathway leading to the lawned area providing access to the raised deck and summerhouse to the end of the garden, outside water tap and power, side gated access to the front of the property, fencing and hedging to the boundaries.

Summerhouse

9'54 x 11'55 approx (2.74m x 3.35m approx)

Front of Property

To the front of the property there is on road parking.

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 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

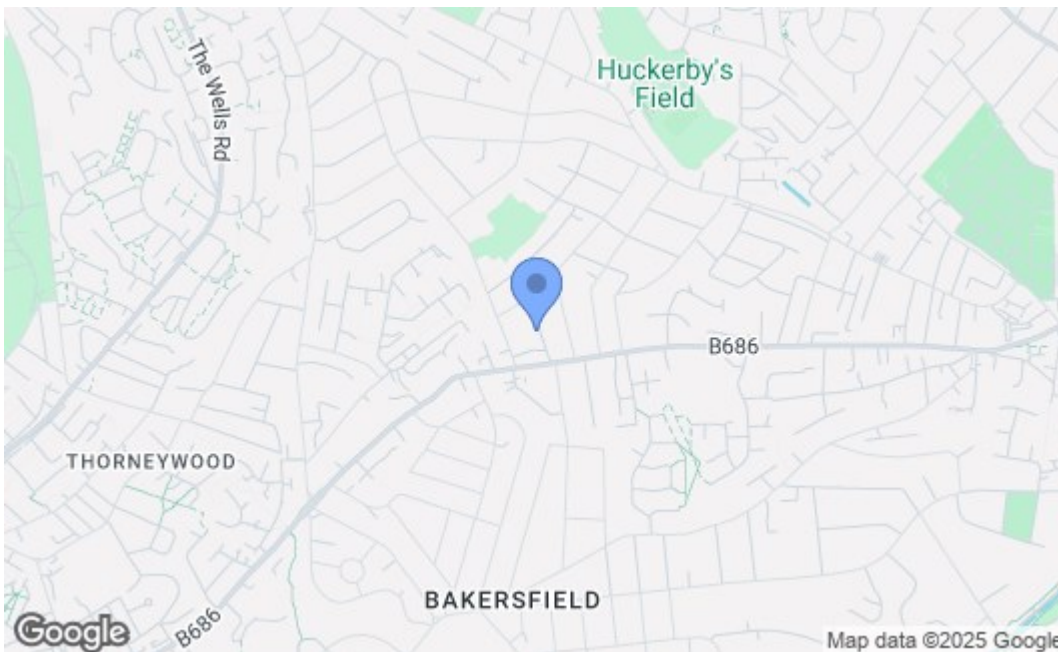
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.