

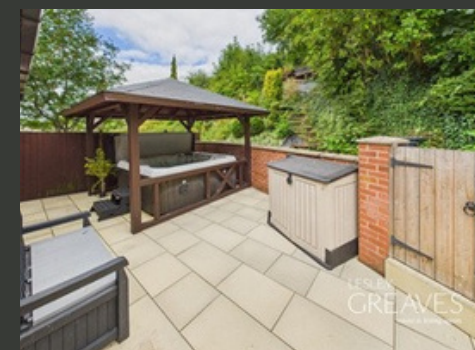


£450,000

OFFERS IN REGION OF

NEWGATE CLOSE
CARLTON

- DETACHED
- OPEN PLAN KITCHEN/DINER
- FOUR BEDROOMS
- CUL DE SAC POSITION
- LOW MAINTENANCE GARDEN
- GARAGE
- EPC C



Four-Bedroom Detached Home with Open-Plan Kitchen

THIS IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED HOME IS TUCKED AWAY IN A PEACEFUL CUL-DE-SAC. IDEALLY POSITIONED, IT OFFERS EASY ACCESS TO A WEALTH OF LOCAL AMENITIES, EXCELLENT SCHOOLS, REGULAR TRANSPORT LINKS AND CONVENIENT COMMUTING ROUTES.

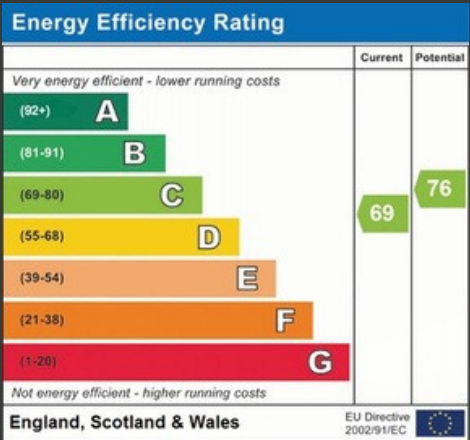
UPON ENTERING, YOU ARE WELCOMED BY A HALLWAY, WHICH PROVIDES ACCESS TO A WC, THE LIVING ROOM AND STAIRS RISING TO THE FIRST FLOOR.

AT THE HEART OF THE HOME IS A STUNNING OPEN-PLAN KITCHEN/DINER, THOUGHTFULLY DESIGNED WITH BOTH STYLE AND PRACTICALITY IN MIND. A SLEEK CENTRAL ISLAND PROVIDES AMPLE STORAGE AND PREPARATION SPACE, COMPLEMENTED BY HIGH-GLOSS GREY UNITS AND LUXURY QUARTZ-STYLE WORKTOPS. THE KITCHEN COMES FULLY FITTED WITH AN INTEGRATED DISHWASHER, MICROWAVE AND DOUBLE OVEN. PATIO DOORS OPEN OUT TO A COVERED PATIO WITH HOT TUB, CREATING THE PERFECT SETTING FOR RELAXING. THE OPEN-PLAN LAYOUT FLOWS SEAMLESSLY INTO A COMFORTABLE LIVING AREA, MAKING IT A WONDERFUL SOCIAL HUB FOR FAMILY LIFE.

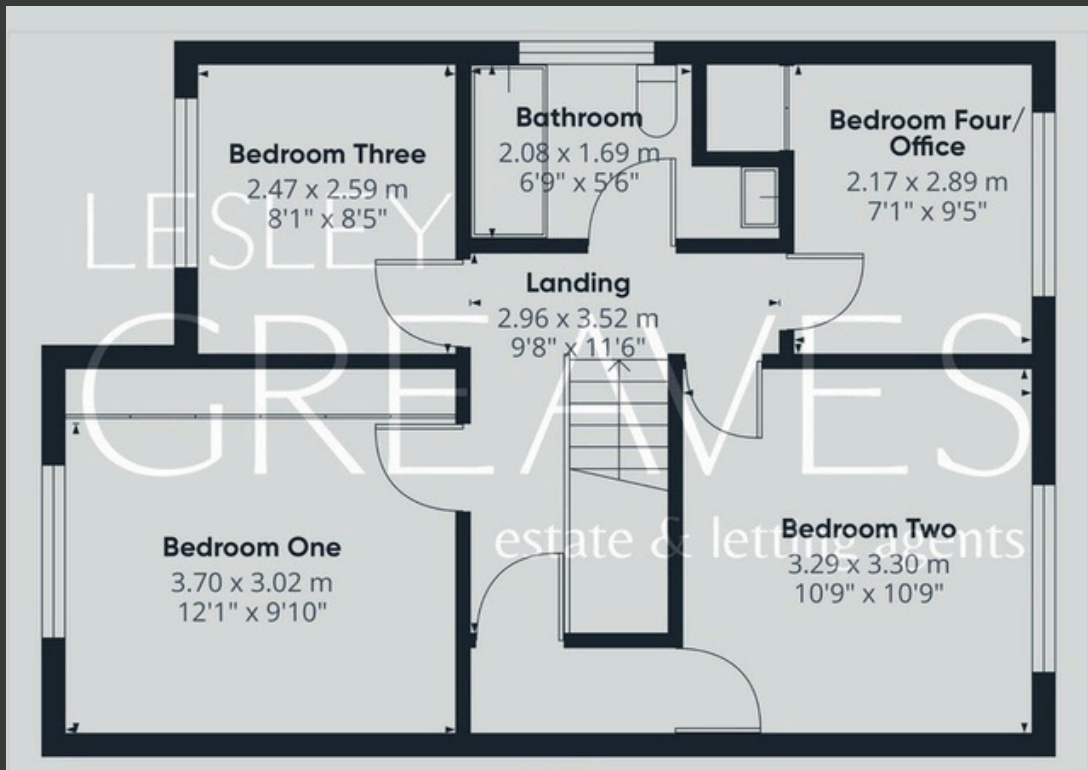
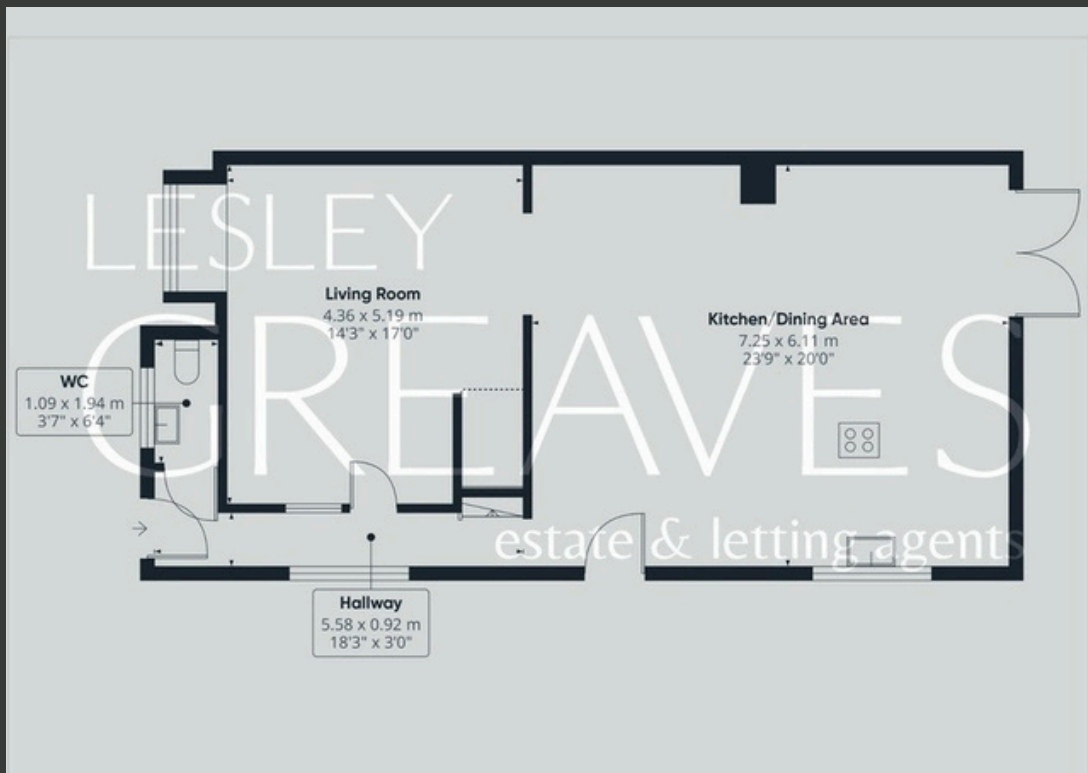
UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING TWO DOUBLES AND TWO SINGLES. THE MAIN BEDROOM BENEFITS FROM FITTED WARDROBES, WHILE A STYLISH FAMILY BATHROOM SERVES THE FIRST FLOOR.

THE REAR GARDEN HAS BEEN BEAUTIFULLY LANDSCAPED FOR LOW-MAINTENANCE LIVING, COMBINING PRACTICALITY WITH STYLE. A GENEROUS PAVED PATIO CREATES AMPLE SPACE FOR SEATING AND DINING, WHILE THE COVERED HOT TUB AREA PROVIDES YEAR-ROUND ENJOYMENT. AT THE REAR OF THE GARAGE, A DEDICATED CINEMA ROOM/RECEPTION ROOM OFFERS A UNIQUE ENTERTAINMENT RETREAT. THE GARDEN IS FURTHER ENHANCED BY COMPOSITE TIERED DECKING, CAREFULLY DESIGNED TO MAKE THE MOST OF THE ELEVATED PLOT AND PROVIDE ADDITIONAL SEATING AREAS WITH VIEWS OVER THE SURROUNDING GREENERY.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 129 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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