

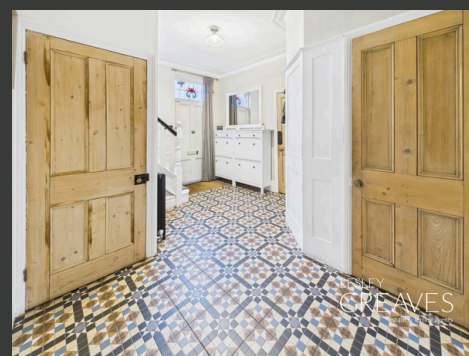


£450,000

GUIDE PRICE

GEDLING ROAD
CARLTON

- PERIOD PROPERTY
- KITCHEN/DINER
- FOUR BEDROOMS
- EN SUITE BATHROOM
- OUTHOUSES
- EPC D



Spacious Four Bedroom Period Home

LOCATED IN A HIGHLY SOUGHT-AFTER AREA WITH EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE, THIS BEAUTIFULLY PRESENTED PERIOD HOME OFFERS GENEROUS LIVING SPACE. COMBINING DECORATIVE FIREPLACES AND HIGH CEILINGS WITH MODERN UPDATES. ALSO BENIFITS FROM DRIVEWAY PARKING AND AN INTEGRATED GARAGE IT IS IDEAL FOR FAMILIES SEEKING CHARM AND PRACTICALITY.

THE ENTRANCE HALL CREATES A STRIKING FIRST IMPRESSION WITH ITS PATTERNED VICTORIAN-STYLE TILED FLOOR, WALL PANELLING AND STAIRCASE TO THE FIRST FLOOR. THERE IS AMPLE STORAGE, ACCESS TO THE INTEGRAL GARAGE AND A USEFUL GROUND-FLOOR WALK-IN WET-ROOM SHOWER.

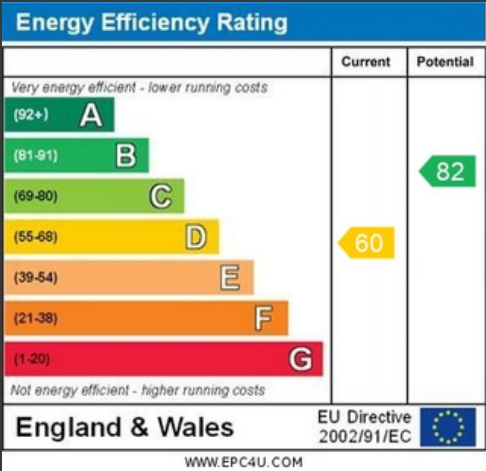
TO THE FRONT OF THE PROPERTY IS A BRIGHT LIVING ROOM FEATURING A STUNNING DECORATIVE FIREPLACE. TO THE REAR, A SUPERB OPEN-PLAN KITCHEN AND DINING AREA PROVIDES THE PERFECT SOCIAL SPACE. THE DINING AREA FEATURES A COSY LOG BURNER, WHILE THE KITCHEN IS FITTED WITH A RANGE OF BASE UNITS, GRANITE WORKTOPS, A BELFAST SINK AND SPACE FOR FREESTANDING APPLIANCES, WITH FRENCH DOORS OPENING ONTO THE GARDEN.

THE FIRST FLOOR IS ACCESSED VIA A BRIGHT LANDING FEATURING A CHARMING STAINED-GLASS WINDOW AND LEADS TO ALL FOUR BEDROOMS AND THE FAMILY BATHROOM. THE GENEROUS MASTER BEDROOM BENEFITS FROM ITS OWN EN-SUITE BATHROOM AND A DECORATIVE FIREPLACE. THE REMAINING BEDROOMS INCLUDE TWO FURTHER SPACIOUS DOUBLES, EACH WITH THEIR OWN DECORATIVE FIREPLACE, AS WELL AS A VERSATILE FOURTH BEDROOM IDEAL FOR USE AS A NURSERY OR HOME OFFICE. A BEAUTIFULLY APPOINTED FAMILY BATHROOM COMPLETES THE FLOOR, FEATURING A ROLL-TOP BATH, TWIN BASINS AND HIGH-QUALITY FITTINGS, CREATING A STYLISH AND LUXURIOUS SPACE.

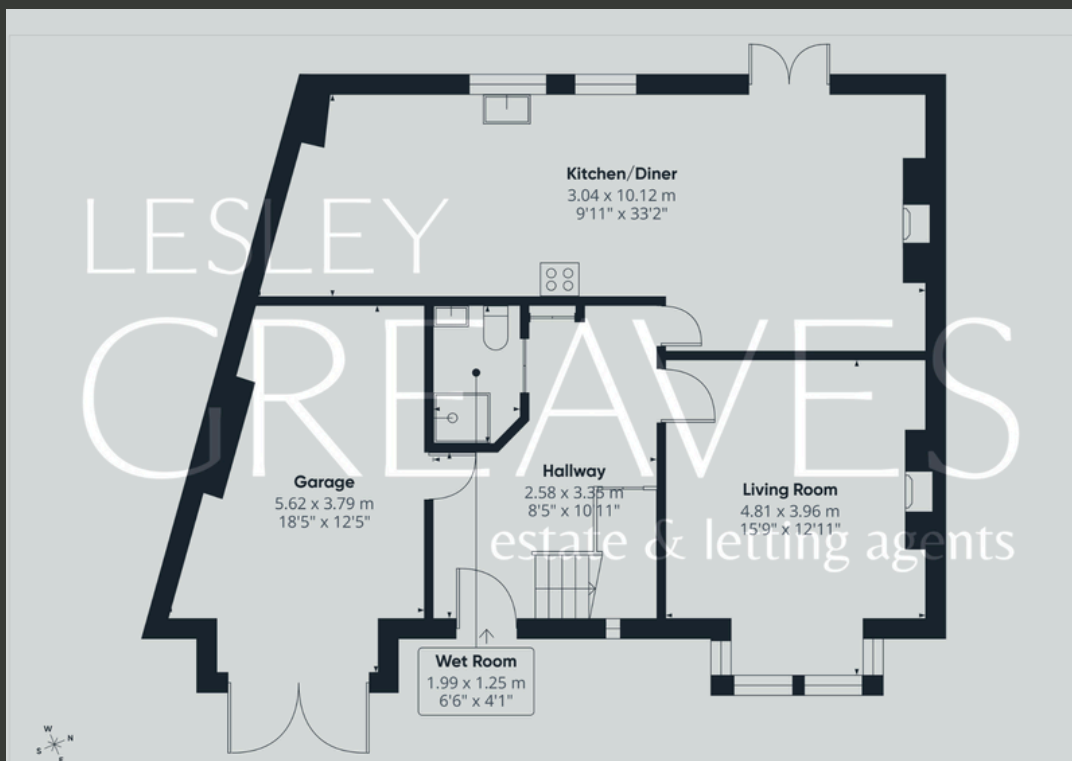
THE PROPERTY ENJOYS A GENEROUS, LOW-MAINTENANCE REAR GARDEN WITH MULTIPLE SEATING AND ENTERTAINING AREAS. A LARGE PAVED PATIO SITS DIRECTLY BEHIND THE HOUSE, WITH STEPS LEADING TO AN ELEVATED PATIO BENEATH A PERGOLA AN IDEAL SPOT FOR OUTDOOR DINING OR RELAXING. THE GARDEN INCLUDES GRAVELLED AREAS, RAISED BEDS AND FENCED BOUNDARIES PROVIDING PRIVACY.

TO THE REAR OF THE GARDEN IS A USEFUL RANGE OF OUTBUILDINGS. ONE OF THESE FEATURES A LOG BURNER, CREATING A WARM AND VERSATILE ADDITIONAL SPACE THAT COULD SERVE AS A HOME OFFICE, STUDIO OR COSY GARDEN RETREAT. FURTHER OUTBUILDINGS PROVIDE EXCELLENT STORAGE.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 143 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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