



Lesley
Greaves
estate & letting agents





Guide Price £350,000- £375,000

Vernon Avenue
Carlton
Nottingham
NG4 3FX

EPC Rating 'D'

Detached four bedroom house located within a much sort after area. In brief, the accommodation comprises an entrance hallway with stain glass door and windows, living room with bay window, modern re-fitted kitchen / dining room, rear lobby with utility area, bedroom four and shower room to ground floor. A family bathroom, separate WC and three further bedrooms complete the first floor. There are gardens front and rear, a driveway and store with garage door. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.

ENTRANCE HALLWAY

Parquet flooring, wood panelling to the walls, cupboard housing meters, original stained glass window, uPVC double glazed window with original stained glass, stairs to upstairs accommodation, doors to the living room and kitchen dining room.





LIVING ROOM

14' 5" into bay window x 11' 11" (4.40m x 3.65m)
uPVC double glazed bay window to the front, curved radiator, stripped wood flooring and coving to the ceiling.

KITCHEN DINING ROOM

KITCHEN AREA

13' 9" x 9' 4" (4.21m x 2.87m)
With a range of modern re-fitted wall and base units, stainless steel sink with mixer tap, laminate work surfaces, tiled splash backs, gas hob, extractor fan, electric oven, integrated dishwasher, integrated fridge freezer, tiled flooring, spotlights to the ceiling and storage cupboard. Doors to rear hallway and opening to-

DINING AREA

12' 2" into bay window x 11' 5" (3.71m x 3.48m)
uPVC double glazed bay window to the front, curved radiator, tiled flooring and coving to the ceiling.

REAR HALLWAY

Laminate flooring, doors to bedroom four and shower room.
Opening to-

REAR LOBBY WITH UTILITY AREA

Laminate flooring, space for washing machine and dryer and uPVC double glazed french doors to rear garden.

SHOWER ROOM

Three piece modern suite comprising a low level WC, pedestal sink with mixer tap, shower enclosure with tiled walls, mains waterfall shower, designer heated towel rail, laminate flooring and extractor fan.

BEDROOM FOUR

11' 0" x 12' 9" (3.37m x 3.91m)
uPVC double glazed window to the rear, vaulted ceiling, laminate flooring and a radiator.

LANDING

Doors to three bedrooms, WC and family bathroom. Picture rail, loft hatch to the ceiling, panelling to the walls and uPVC double glazed window with original stained glass to the rear.

MASTER BEDROOM

12' 6" x 11' 7" (3.83m x 3.55m)
uPVC double glazed window to the front, stripped wood flooring and radiator.

BEDROOM TWO

10' 4" into alcove x 10' 1" (3.15m x 3.09m)
uPVC double glazed window to the front, laminate flooring, radiator and picture rail to the ceiling.

BEDROOM THREE

10' 1" x 6' 7" (3.09m x 2.03m)
uPVC double glazed window to the front, radiator and laminate flooring.

FAMILY BATHROOM

Modern bathroom suite comprising a pedestal sink with mixer tap, bath with mains fed shower, partially tiled walls, vinyl flooring, radiator, storage cupboard housing combination boiler, and uPVC double glazed window to the side.

WC

Low level WC, laminate flooring, partially tiled walls and uPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is laid to lawn garden and driveway leads to the store room. To the rear of the property there is laid to lawn garden.



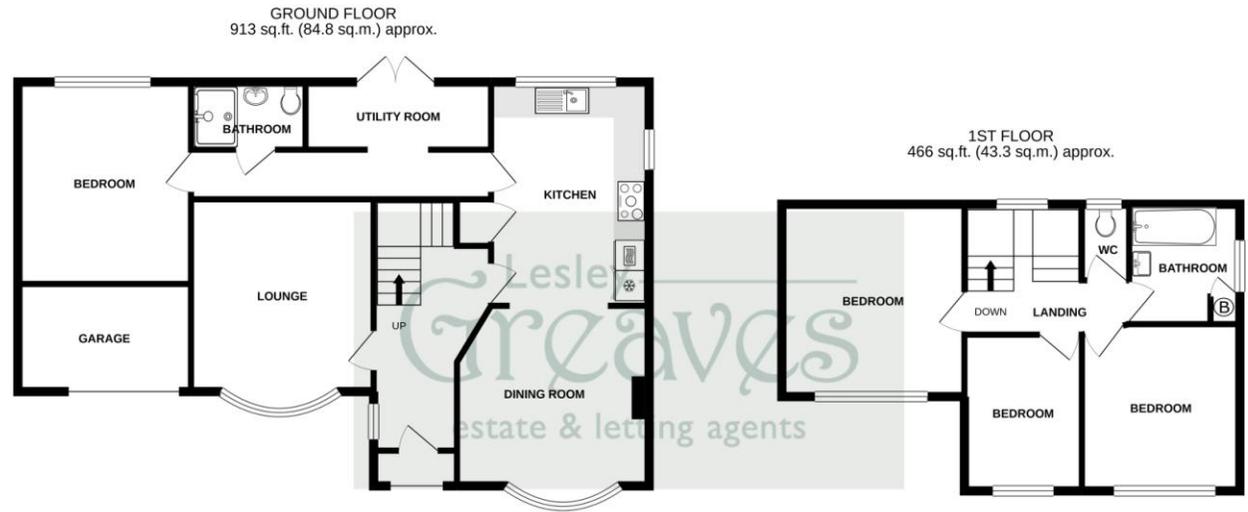
Tenure: Freehold

Council Tax Band C

Local Authority: Gedling Borough Council

Property Directions:

From our Gedling office turn immediately right into Duncroft Avenue; proceed to the end turning right into Vernon Avenue where the property can be found a little way along on the right hand side.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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