







£350,000

Deep Furrow Avenue  
Carlton  
Nottingham  
Nottinghamshire  
NG4 1RS

EPC Rating 'E'

Beautiful detached property with open plan living kitchen diner. In brief the accommodation spans two floors and comprises an entrance hallway, study, open plan living kitchen diner, utility room and WC to the ground floor. To the first floor is a stylish bathroom and four bedrooms. To the front is a gated block paved driveway and to the rear is a landscaped garden with seating areas, lawn, summer house and a range of plants and shrubs. 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.

UPVC DOUBLE GLAZED DOOR TO -

ENTRANCE HALLWAY

Laminate flooring, radiator, storage cupboard, coving to the ceiling, doors to the kitchen and living area.

OPEN PLAN LIVING KITCHEN DINER





#### DINING AREA

21' 8" x 20' 8" (6.61m x 6.32m)

uPVC double glazed windows and French doors, Velux windows, laminate flooring and radiator.

#### LIVING AREA

28' 0" x 11' 5" (8.55m x 3.50m)

uPVC double glazed bay window to the front, feature fireplace, laminate flooring, coving to the ceiling and a radiator.



#### KITCHEN AREA

21' 3" x 7' 6" (6.49m x 2.29m)

With a range of fitted wall and base unit, laminate work surfaces, space for a range oven and fridge freezer, stainless steel sink with mixer tap, uPVC double glazed window to the rear and a door to-

#### UTILITY ROOM

Wall and base units, space for a washing machine and dryer, tiled flooring and a door to-

#### WC

Low level WC and a sink.

#### STUDY

15' 9" x 8' 6" (4.82m x 2.61m)

uPVC double glazed window to the front, laminate flooring and a radiator.

#### LANDING

Coving to the ceiling, doors to bedrooms and to the family bathroom.



#### MASTER BEDROOM

11' 6" to the front of the wardrobe x 14' 4" (3.51m x 4.39m)

uPVC double glazed window, fitted wardrobe, radiator and coving to the ceiling.

#### BEDROOM TWO

18' 11" x 8' 8" (5.78m x 2.66m)

uPVC double glazed window to the front, radiator and laminate flooring.

#### BEDROOM THREE

12' 8" x 10' 7" (3.88m x 3.23m)

uPVC double glazed window to front, stripped wood flooring and a radiator.

#### BEDROOM FOUR

12' 8" x 8' 6" (3.88m x 2.60m)

uPVC double glazed window to the front, radiator and loft hatch to the ceiling.

#### FAMILY BATHROOM

Four piece bathroom suite comprising a low level WC, sink in vanity unit, shower enclosure with electric shower, chrome heated towel rail, corner bath, part tiled walls, spotlights to the ceiling and two uPVC double glazed windows to the rear.

#### OUTSIDE

To the front of the property is an enclosed garden with double gates and block paved driveway. The rear landscaped garden has a range of plants shrubs, lawn, a pond and seating areas. The property also benefits from a summerhouse.



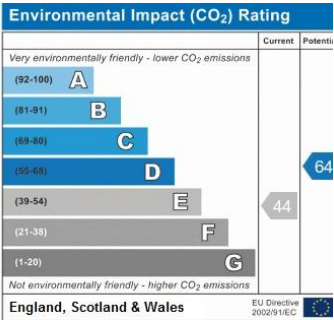
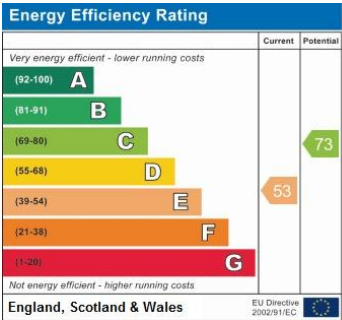
Tenure: Freehold

Council Tax Band D

Local Authority: Gedling Borough Council

Property Directions:

Follow Main Street and head over the traffic lights to Gedling Road. At the next set of Traffic lights turn right onto Buxton Road. Turn right at the traffic lights onto Cavendish Road and take the first exit on the roundabout onto Foxhill Road. Turn right onto Deep

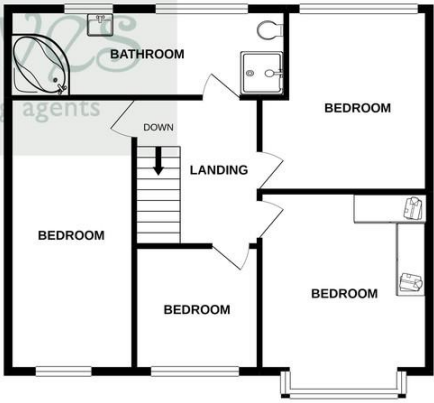


GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq.ft. (167.0 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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1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



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