

JOHNSONS & PARTNERS

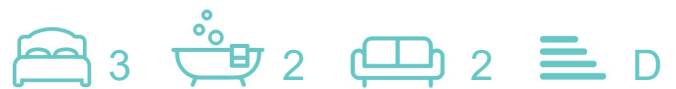
Estate and Letting Agency



28 PARK AVENUE, CARLTON

NOTTINGHAM, NG4 3DP

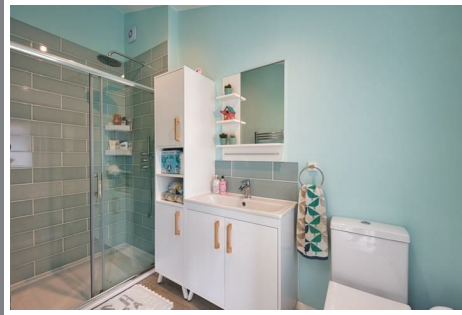
PRICE GUIDE £315,000



28 PARK AVENUE

CARLTON, NOTTINGHAM, NG4 3DP

PRICE GUIDE £315,000



£315,000 - £325,000

A beautifully presented, and thoughtfully extended, three bedroom detached family home. This wonderful property is located within a 'tucked away' cul de sac, yet is still within easy reach of a wide range of amenities. There are popular schools close by, for children of all ages, a variety of shops, regular public transport services, including rail and recreational facilities. The property itself has also been extended to create a wonderful ground floor space with an open plan kitchen, family dining room with doors out to the lovely rear garden; a space that will be much used and loved by the new owners, as it is now.

In brief, the double glazed, fitted in 2022 and centrally heated accommodation comprises reception hallway, bay fronted lounge with fitted wooden shutter blinds, beautiful kitchen which opens into the dining/family room with doors out to the rear, with fitted blinds, there is a useful side hallway too, with a door out to the side as well as a contemporary, ground floor shower room. On the first floor there is a landing space, three bedrooms and the main, family bathroom, fitted with a modern suite. To the outside, there is a block paved driveway to the front, which allows multiple vehicle parking, there is also a really useful, electric charging point. gated access leads to the side and in turn, rear of the property. We have been advised that the boiler was renewed in 2020. The rear garden has been landscaped to include a patio, lawn and play area.

This is a truly wonderful home, in a great location. With this in mind, we would strongly recommend an internal viewing, as this is the only way both the property and location, can be fully appreciated. Contact us now to book your personal viewing appointment.

Reception Hallway

3'8 x 3'5 (1.12m x 1.04m)

Bay Fronted Lounge

14'5 x 12'11 (4.39m x 3.94m)

Open Plan Kitchen/Dining/Family Room

Kitchen Area

16'4 x 9'10 (4.98m x 3.00m)

Dining/family Area

15'11 x 10'2 (4.85m x 3.10m)

Side Porch

9'6 x 3'6 (2.90m x 1.07m)

Ground Floor Shower Room

10'2 x 4'3 (3.10m x 1.30m)

First Floor Landing

Bedroom One

12'11 x 10'1 (3.94m x 3.07m)

Bedroom Two

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

Bedroom Three

8'10 x 8'3 to rear of wardrobe (2.69m x 2.51m to rear of wardrobe)

Bathroom

5'9 x 4'7 plus recess 2'11 x 2'4 (1.75m x 1.40m plus recess 0.89m x 0.71m)

Outside

Block Paved Driveway For Multiple Vehicles

Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Borough Band C

This information was obtained through the directgov website. Johnsons and

Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

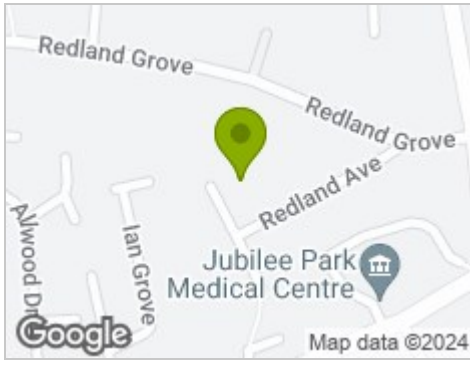
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



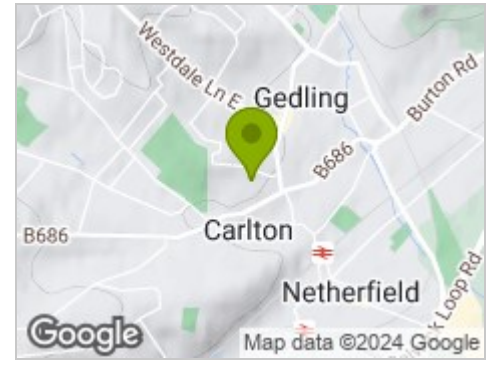
Road Map



Hybrid Map



Terrain Map



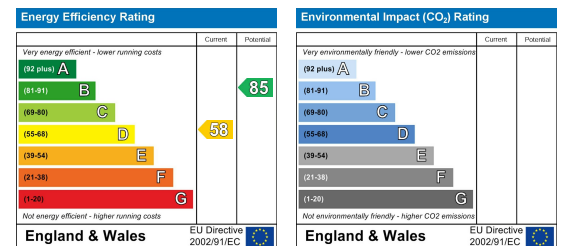
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.