

# JOHNSONS & PARTNERS

Estate and Letting Agency



**3 BELPER CRESCENT,**

CARLTON, NG4 3RQ

**£315,000**





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, CARLTON, NG4 3RQ

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Nestled within the desirable suburb of Carlton, this charming detached house offers a perfect blend of modern comfort and classic appeal. Boasting three bedrooms, a spacious reception room, and a well-appointed kitchen and bathroom, this property is ideal for families seeking a well presented cosy abode to call home.

This home has been lovingly modernised and extended to cater to contemporary needs. The addition of a garden room, complete with power and light, provides a versatile space for relaxation or entertainment. The meticulously landscaped gardens not only offer low maintenance but also showcase stunning views of the Trent Valley, creating a serene outdoor retreat.

Conveniently located in a sought-after cul de sac, this property is in close proximity to a wealth of family-friendly amenities including schools, shops, public transport services, and recreational facilities. Whether you're looking for a peaceful sanctuary to unwind or a vibrant community to immerse yourself in, this home offers the best of both worlds.

With its prime location and modern upgrades, this property is a rare find in the bustling town of Carlton. An internal viewing is highly recommended to fully appreciate what this great home has to offer. Don't miss out on this opportunity - contact us now to book a viewing and make this delightful house your own.

#### Reception Hallway

3'9 x 2'9 (1.14m x 0.84m)

#### Rear Lobby/Utility

8'8 x 8'2 maximum (2.64m x 2.49m maximum)

#### WC

4'2 x 3' (1.27m x 0.91m)

#### Lounge Dining Room

23'2 x 11'1 (7.06m x 3.38m)

#### Kitchen

14'8 x 7'2 (4.47m x 2.18m)

#### First Floor Landing

#### Bedroom One

14'4 x 11'1 (4.37m x 3.38m)

#### Bedroom Two

10'10 x 8'1 (3.30m x 2.46m)

#### Bedroom Three

11'1 x 8'4 (3.38m x 2.54m)

#### Shower Room

8' x 5'4 (2.44m x 1.63m)

#### Outside

#### Low Maintenance Front Garden

#### Landscaped Rear Garden

#### Garden Room

16' x 10'10 (4.88m x 3.30m)

#### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax 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

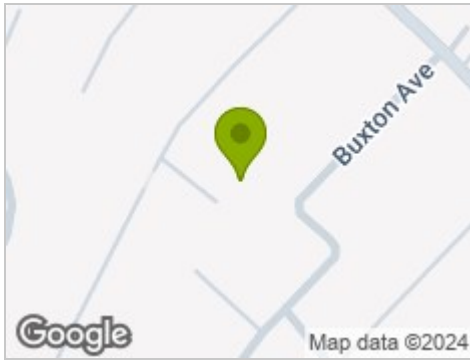
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



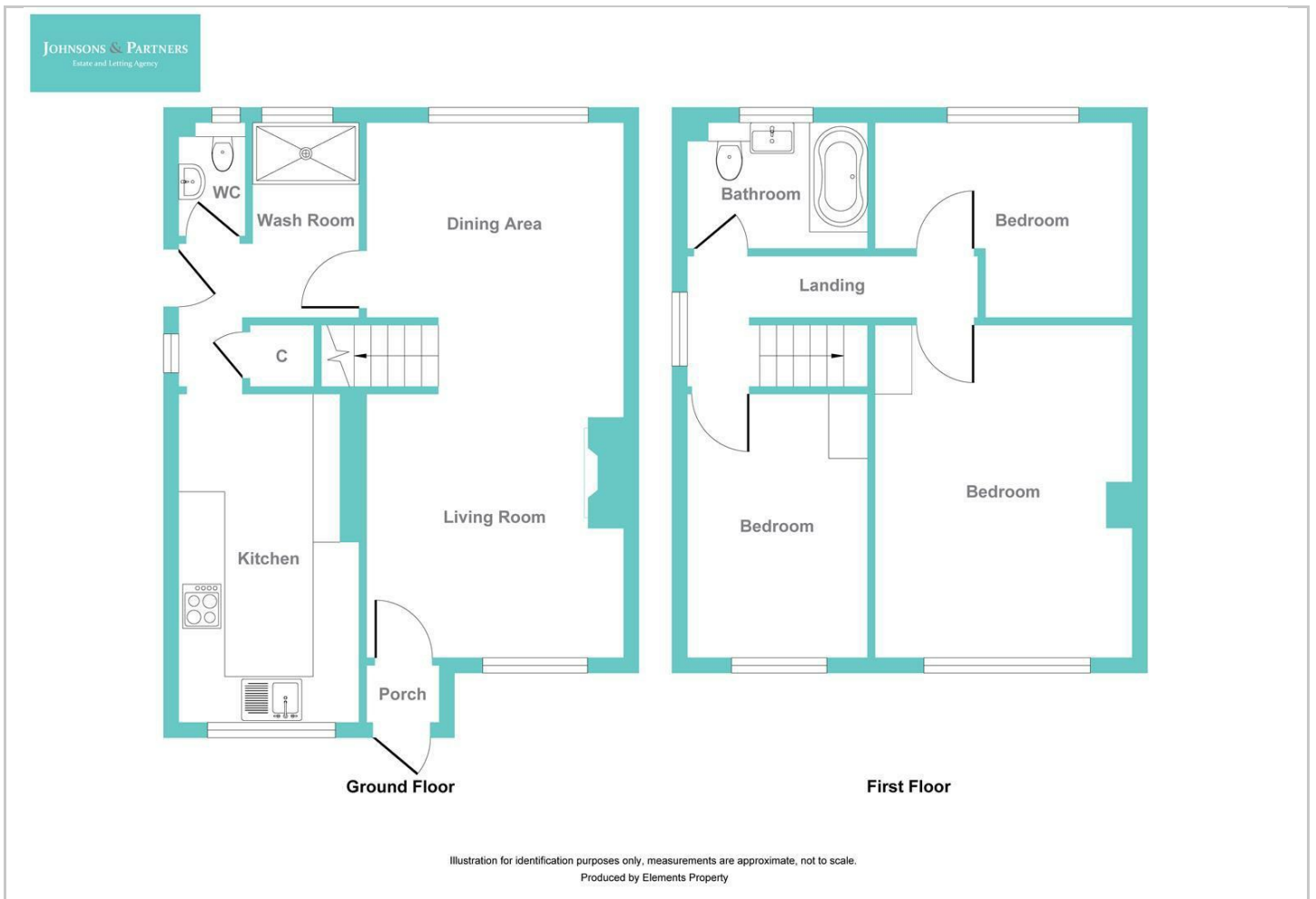
## Hybrid Map



## Terrain Map



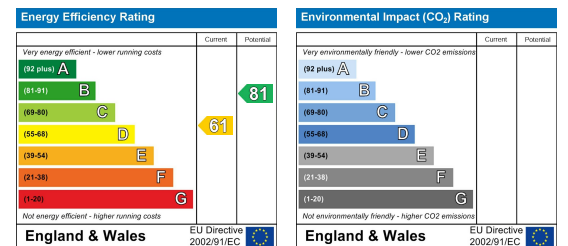
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 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.