

JOHNSONS & PARTNERS

Estate and Letting Agency



1 ELM DRIVE, CARLTON

NOTTINGHAM, NG4 3AW

£300,000



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For Sale with NO CHAIN | Three Bedroom Bay Fronted Home | Located on a Private Road | Enclosed Rear Garden | Living Room & Dining Room | Close to Amenities and Transport Links | Viewings Advised |

Located in the popular locale of Carlton, the delightful semi-detached residence on Elm Drive, beckons a variety of buyers with its enchanting blend of period features and modern potential. Offered with the convenience of NO ONWARD CHAIN, this three-bedroom haven is a canvas awaiting your personal touch.

As you step through the porchway, the allure of high ceilings and timeless character welcomes you into a spacious hallway that hints at the grandeur of yesteryears. The bay-fronted living room bathes in natural light, offering a cosy yet elegant space for relaxation and entertainment. Adjacent lies the dining room, with views of the tranquil rear garden, promising memorable family meals and gatherings.

The functional kitchen, leading to a sun-soaked conservatory, offers a glimpse into the possibilities of culinary excellence and intimate morning coffees overlooking the garden's serene privacy. Upstairs, three well-proportioned bedrooms ensure restful slumber, while the four-piece bathroom invites a revitalising start to each day.

With a driveway providing ample parking for two vehicles, the conveniences extend beyond the interior to the practicality of the home's exterior. The private rear garden is a verdant escape, perfect for alfresco dining, gardening enthusiasts, or simply a quiet retreat.

Situated on a private road, this gem enjoys superb access to local amenities and transport links, making it an opportunity not to be missed. Viewings are highly recommended to fully appreciate the potential and charm of this inviting property. Secure your piece of Carlton's heritage and envision the future in your new home on Elm Drive.

Entrance Hallway

Living Room

11'1" x 12'0" (3.38 x 3.66)

Dining Room

12'7" x 11'11" (3.85 x 3.64)

Kitchen

17'3" x 10'0" (5.28 x 3.06)

Sun Room

13'3" x 3'7" (4.06 x 1.10)

First Floor Landing

Bedroom One

12'7" x 11'11" (3.86 x 3.65)

Bedroom Two

12'7" x 11'11" (3.85 x 3.65)

Bedroom Three

10'0" x 9'0" (3.07 x 2.76)

Bathroom

13'3" x 6'1" (4.06 x 1.86)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

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



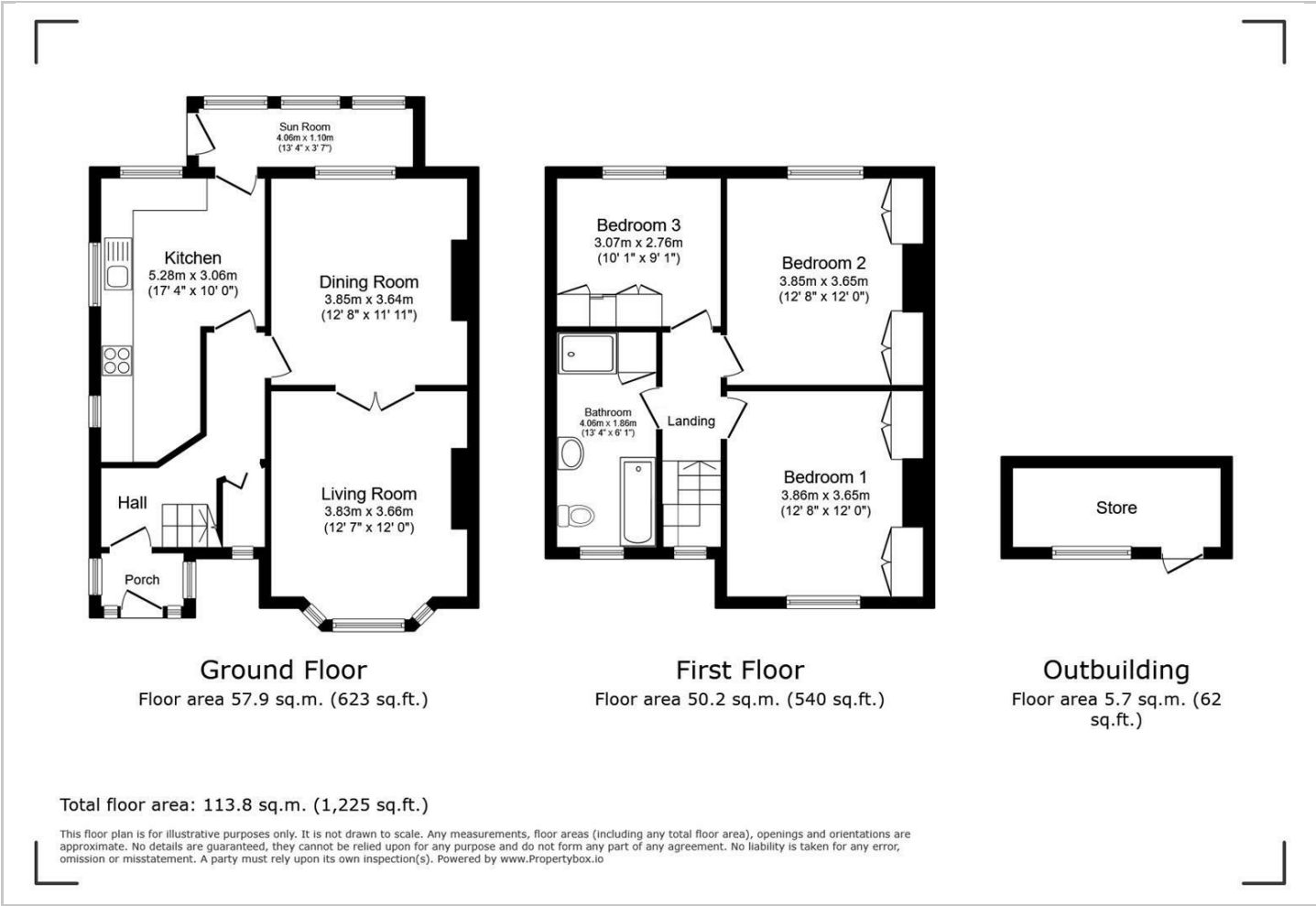
Hybrid Map



Terrain Map



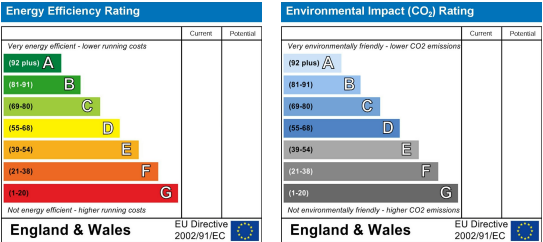
Floor Plan



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.