



Brookwood Crescent,
Carlton, Nottingham
NG4 1FU

£350,000 Freehold



**** GUIDE PRICE £350,000 - £375,000 ** UNIQUE FAMILY HOME ** INDIVIDUALLY DESIGNED ****

Robert Ellis Estate Agents are delighted to offer to the market this THREE DOUBLE BEDROOM, DETACHED FAMILY HOME situated in the heart of CARLTON, NOTTINGHAM.

This was a self build for the current owners who have designed this home to work for families. It is ideally located centrally within Carlton, allowing easy access to transport links, shops and restaurants.

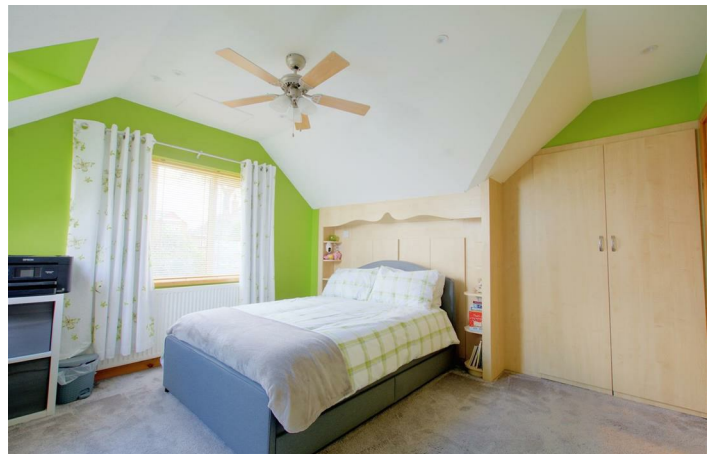
The home benefits from a Beam Central Vacuum System throughout, alongside bespoke internal doors and in set feature lighting.

Upon entry, you are welcomed into the hallway which allows access to the lounge through French doors opening onto potential, enclosed front patio. You also have access to the under stair storage cupboard. The hall leads through to the open plan kitchen diner with family sitting area. It benefits from a fitted kitchen and French doors opening onto the enclosed, patio within the rear garden. The rear garden hosts laid to lawn, pergola and raised beds. The ground floor also offers a utility room, downstairs WC and access into the integral double garage.

Stairs lead to landing, first double bedroom with fitted wardrobes and en-suite featuring a three piece suite with bath, second double bedroom with fitted wardrobes and shower room en-suite, and third double bedroom with fitted wardrobes and shower room en-suite. The landing is spacious with natural light flooding in, whilst also offering storage which is currently used to host the dryer.

The front of the property offers potential to further enhance, subject to buyers needs and requirements whilst offering ample parking for several vehicles, motorhomes or vans.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this UNIQUE OPPORTUNITY- Contact the office on 0115 648 5485 now!



Entrance Hallway

12'6" x 7'7" approx (3.83 x 2.32 approx)

UPVC double glazed opaque composite front door. UPVC double glazed opaque window to the front elevation. Staircase to first floor landing with LED lighting. Under stairs built-in seat with storage underneath and built-in dog house. Wall mounted radiator.

Lounge

13'11" x 10'1" approx (4.26 x 3.08 approx)

Built-in TV Media unit with built-in storage to the side. UPVC double glazed French doors opening to the front of the home. 2 x Wall mounted radiators. Under stairs storage cupboard/ Cloak Room (with automatic lighting, 0.79 x 1.06 m approx). Feature herringbone flooring.

Kitchen Diner

33'1" x 14'2" approx (10.09 x 4.32 approx)

Open Plan. Range of fitted wall and base units with worksurfaces over. Breakfast bar with storage space underneath and space for 3 stools. Composite sink with dual heat tap. AEG Induction 5-ring hob with extractor fan above. 2 x Built-in SMEG ovens. Built-in Russell Hobbs Microwave. Integrated dishwasher. Space and point for freestanding American Style Fridge Freezer. Partially tiled walls. UPVC double glazed windows facing the rear elevation. UPVC double glazed French doors opening to the rear garden. Wall mounted radiator. Tiled flooring with built-in skip board lighting. Feature herringbone flooring. Built-in TV Media unit with built-in storage to the side.

Utility Room

8'6" x 12'8" approx (2.61 x 3.87 approx)

Range of fitted wall and base units with worksurfaces over. Composite sink with dual heat tap. Space and plumbing for automatic washing machine. Partially tiled walls. Tiled flooring. 2 x Wall mounted towel radiators. UPVC double glazed rear access door. UPVC double glazed window.

Ground Floor W/C

4'1" x 3'10" approx (1.26 x 1.17 approx)

Sink with dual heat tap above and built-in storage below and around. W/C. Towel wall mounted radiator. Partially tiled walls. Tiled flooring. UPVC double glazed opaque window facing the side elevation.

First Floor Landing

13'2" x 13'6" approx (4.02 x 4.12 approx)

Velux UPVC double glazed opaque window. Carpeted flooring. Wall mounted radiator. Access in Bedroom 1, 2, 3, Storage Cupboard (1.64 x 0.59 m approx, carpeted flooring, housing tumble dryer) & Boiler Cupboard (0.49 x 0.89 m approx)

Bedroom 1

18'3" x 14'8" approx (5.58 x 4.48 approx)

Fitted wardrobes. Fitted unit with built in drawers. Carpeted flooring. Double wall mounted radiator. UPVC double glazed windows to the front and side elevation

En-suite Bathroom

9'0" x 7'1" approx (2.76 x 2.17 approx)

Jacuzzi bath with jet sprays and handheld shower unit. Corner shower unit with electric handheld shower head. Sink with dual heat tap above

and built-in storage below. W/C. Towel wall mounted radiator. Original floorboards. Partially tiled walls.

Bedroom 2

15'0" x 13'7" approx (4.59 x 4.16 approx)

Fitted wardrobes. Carpeted flooring. Wall mounted radiator. UPVC double glazed window to the front elevation Velux UPVC double glazed window to the side elevation.

En-suite Bathroom

6'11" x 5'6" approx (2.11 x 1.69 approx)

Corner shower unit with electric handheld shower head. Sink with dual heat tap above and built-in storage below. W/C. Towel wall mounted radiator. Partially tiled walls. Storage cupboard (0.58 x 1.20 m approx) & Built-in Storage cupboard (0.86 x 0.79 m approx)

Bedroom 3

13'1" x 12'1" approx (4.01 x 3.70 approx)

Built-in wardrobes & storage. Carpeted flooring. Wall mounted radiator. UPVC double glazed window & Velux UPVC double glazed window.

En-suite Bathroom

8'11" x 4'9" approx (2.74 x 1.47 approx)

Walk-in sliding door shower unit with electric handheld shower head. Corner sink with dual heat tap above and built-in storage below. W/C. Towel wall mounted radiator. Partially tiled walls.

Front of Property

Driveaway with space for 3 to 4 cars. Potential to extend property to front elevation subject to buyers needs.

Rear of Property

Enclosed laid to lawn garden. Patio Area. Shed. Pergola Area. Steps leading to separate garden area. Access path to side of property. Gated access to the front of the property.

Garage

18'5" x 22'2" approx (5.62 x 6.76 approx)

Double garage with 2 x Electric up an over doors. Space for workshop. Lighting and Power. UPVC double glazed window and door to the side elevation.

Council Tax

Local Authority: Gedling

Council Tax Band: C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

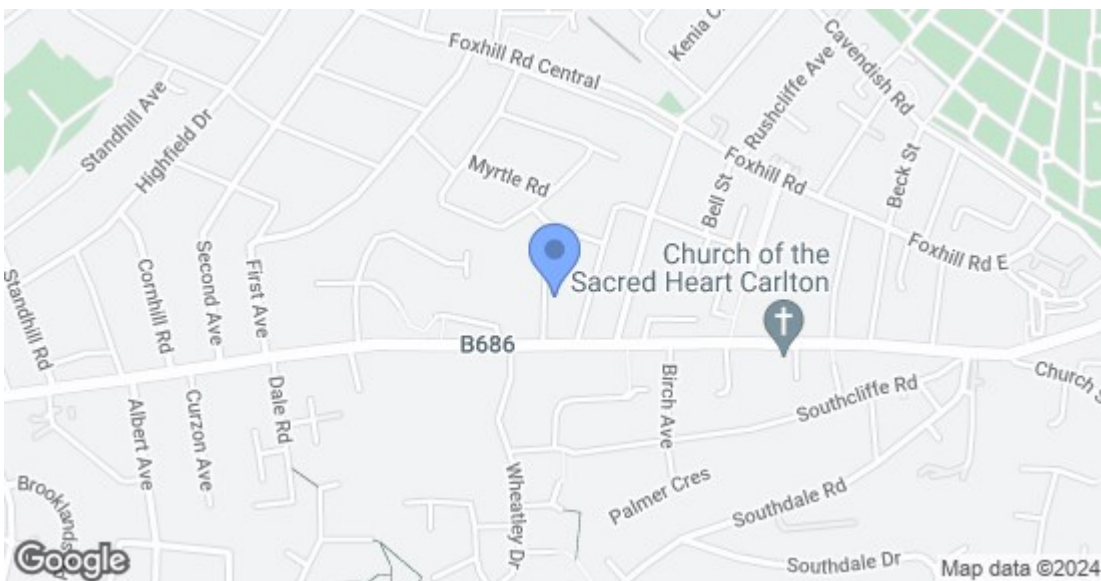
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
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| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.