

# Robert Ellis

*look no further...*



Oxford Street,  
Carlton, Nottingham  
NG4 3JR

**£230,000 Freehold**

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### THREE BEDROOMS FAMILY PROPERTY WITH A SOUTH-FACING REAR GARDEN

Located on the ever-popular Oxford Street in Carlton, this beautifully presented three-bedroom semi-detached home is perfect for first-time buyers and families looking for a well-maintained property in a convenient location.

Internally, the home offers a spacious and inviting living room, providing the perfect setting for relaxation or entertaining. The modern fitted kitchen boasts ample storage and workspace, making it both stylish and practical for everyday use. A standout feature of the home is the sunroom, a bright and airy space that seamlessly connects the indoors with the private south-facing rear garden—an ideal retreat for families or those who enjoy outdoor living.

Upstairs, the property comprises three well-proportioned bedrooms, all offering comfortable accommodation, along with a contemporary family bathroom.

Externally, the home benefits from a generous driveway and garage, ensuring ample off-street parking. Positioned in a sought-after residential area, the property is within easy reach of local shops, highly regarded schools, and excellent transport links, making it perfect for commuters and families alike.

A fantastic opportunity to secure a well-maintained home in a prime location. Early viewing is strongly advised—contact us today to arrange your appointment!



### Front of Property

To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding, garden laid to lawn, fencing to the boundaries.

### Entrance Hallway

UPVC double glazed door to the front elevation, laminate floor covering, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, panelled door leading through to living room.

### Living Room

10'10" x 18'07" approx (3.30m x 5.66m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, ample space for both living and dining areas, LVT flooring, doors leading off to;

### Side Lobby

8'2" x 6'11" approx (2.49m x 2.11m approx)

UPVC double glazed door to the rear elevation leading out to the rear garden, ceiling light point, laminate floor covering, under stairs storage cupboard providing useful additional storage space, UPVC double glazed window to the rear elevation, ceiling light point, shelving, door leading off to utility area and ground floor cloakroom.

### Utility Area

6'4" x 3' approx (1.93m x 0.91m approx)

Wall mounted gas central heating combination boiler providing hot water and central heating to the property, space and plumbing for automatic washing machine.

### Ground Floor Cloakroom

5'07" x 3' approx (1.70m x 0.91m approx)

UPVC double glazed window to the rear elevation, low level flush WC, vanity wash hand basin, tiling to the floor, part tiling to the walls, recessed spotlights to the ceiling.

### Fitted Kitchen

11' x 9'04" approx (3.35m x 2.84m approx)

A range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl sink with swan neck mixer tap above, UPVC double glazed windows to the front and side elevations, integrated oven with four ring Zanussi ceramic hob above and extractor hood over, ceiling light point, space and plumbing for automatic washing machine, space and point for tumble dryer, space and plumbing for dishwasher, space and point for freestanding fridge freezer, laminate floor covering, tiled splashbacks, wall mounted radiator.

### Garden Room

9'09" x 6'10" approx (2.97m x 2.08m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed door and window to the side elevation providing access to the enclosed rear garden, laminate flooring, Velux automatic roof light, recessed spotlights to the ceiling, feature vertical radiator.

### First Floor Landing

Loft access hatch, ceiling light point, rear storage cupboard, UPVC double glazed door overlooking garden, panelled doors leading off to rooms.

### Bedroom One

10'7" x 11'09" approx (3.23m x 3.58m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, built-in wardrobe over the stairs.

### Bedroom Three

8'05" x 7'04" approx (2.57m x 2.24m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

### Bedroom Two

11'03" x 9'06" approx (3.43m x 2.90m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes with mirrored doors.

### Family Bathroom

6'04" x 9'09" approx (1.93m x 2.97m approx)

UPVC double glazed window to the front rear elevation, three piece suite comprising panelled bath with electric shower over, vanity wash hand basin with storage cupboards below, low level flush WC, laminate floor covering, tiling to the walls, ceiling light point, wall mounted radiator.

### Rear of Property

To the rear of the property there is a good sized private enclosed rear garden incorporating fencing to the boundaries, patio area, garden laid to lawn with brick built garage.

### Garage

Up and over door, light and power.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

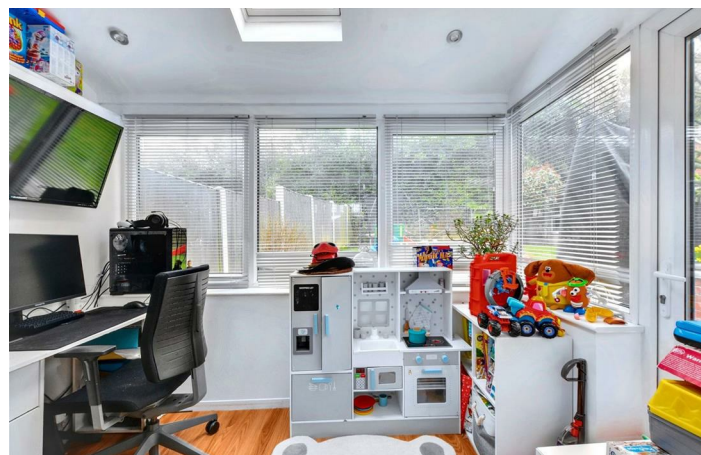
Flood Risk: No flooding in the past 5 years

Flood Defences: No

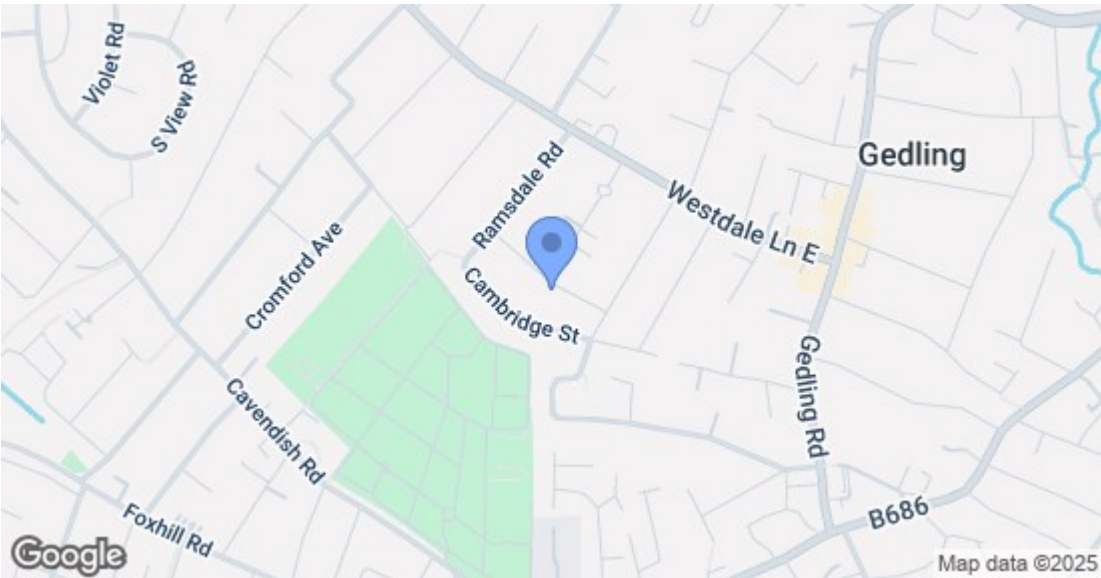
Non-Standard Construction: No

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 (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| 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.