



Carlton Road,

Price £410,000



Reeds Rains

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Carlton Road, Worksop, Nottinghamshire

Price £410,000

Reeds Rains are delighted to be the selling agents of this executive style family home, offering versatile family living accommodation, having two generous reception rooms a modern fitted dining kitchen, four bedrooms, modern family bathroom and en-suite wet room to the master bedroom. Externally is a well stocked lawned garden and a driveway providing ample off road parking EPC Grade E.

ENTRANCE HALL

Double glazed entrance door with tiled floor in inset spot lights to the ceiling, provides access to the main house and the annex.

INNER HALL

Amtico flooring, staircase rising to the first floor landing, under stairs storage cupboard also housing the combination boiler, fitted wall light, coving to ceiling and radiator.

L-SHAPED DINING KITCHEN

4.80m (max) x 5.51m (max) (15'9" (max) x 18'1" (max)) Fitted with a range of modern wall and base units with granite worktops and up stands over and incorporating a sunken stainless sink with mixer tap and and drainer grooves integrated oven and microwave, five ring gas hob with mirror splash back and built in extractor over, integrated appliances include a dishwasher, washer/dryer and wine cooler fridge along with housing for an American style fridge freezer. To the dining area are double glazed French doors that open out onto the Indian stone paved patio, beyond which is the rear garden, a further side facing double glazed window and sky light, two modern vertical chrome radiators, Granite tiling with underfloor heating, spotlights to ceiling, LED mood lighting, Ice white feature mini spotlights and TV point.

SITTING ROOM

4.07m x 4.21m (13'4" x 13'10") Double glazed window to the side elevation, double glazed patio doors that lead out onto the decking area, radiator, coving to ceiling and fire place with Drift wood floating mantal, tiled hearth and log burning stove.

LOUNGE

5.35m x 4.34m (17'7" x 14'3") Front and side facing double glazed windows, double glazed door opening to the conservatory, radiator, three fitted wall lights, TV point, living flame gas fire with a black Granite hearth and wooden surround, and Oak hand scraped flooring.

CONSERVATORY

2.63m x 4.34m (8'8" x 14'3") UPVC construction with double glazed windows to front and side elevations, double glazed French doors leading outside and Oak hand scraped flooring.

FIRST FLOOR LANDING

Double glazed window to the rear elevation and inset spot lights.

MASTER BEDROOM

4.25m x 3.42m (13'11" x 11'3") Front facing double glazed window, radiator, and a range of floor to ceiling wardrobes with contemporary sliding doors.

WET ROOM

3.31m x 0.87m (10'10" x 2'10") Complimentary tiling to the walls and floor, over head rainfall shower and wall mounted wash basin with vanity below, spotlights and extractor to the ceiling, double glazed window and electric ladder style radiator and under tile heating.

BEDROOM

3.00m x 4.00m (9'10" x 13'2") Two double glazed windows to the front elevation, radiator, TV point and floor to ceiling wardrobes with sliding doors.

BEDROOM

4.15m x 2.96m (13'8" x 9'9") Dual aspect double glazed windows, laminate flooring, radiator and TV point.

BEDROOM

2.19m x 2.89m (7'2" x 9'6") Double glazed window to rear, Oak flooring, radiator, cctv, telephone points, office sockets and access to loft space.

BATHROOM

2.90m x 1.67m (9'6" x 5'6") Modern suite comprising of a double ended bath with a shower attachment and over head rainfall shower with concealed shower screen, LED colour changing mood lighting incorporated into the paneling of the bath, vanity low level WC and wall mounted wash hand basin, chrome ladder style radiator, fully tiled walls and flooring with underfloor heating, obscure rear facing double glazed window and Chrome and gloss white pvc panels to the ceiling with inset spotlights.

EXTERIOR

Positioned on a generous plot situated on the corner of Carlton Road and Oakholme Rise, Electric remote gates open to a sweeping driving from Carlton Road, being enclosed by wooden panel fence to the sides and front, the garden is well stocked with variety of plants, mature trees and shrubs, along with a lawned and graveled areas offering low maintenance and multi use, there is also a raised decked area with LED colour changing mood lighting, additional parking space to the side which leads to the enclosed rear patio and pebbled area

FLOORPLAN

ANNEX

HALLWAY

Double glazed entrance door, central heating radiator and staircase rising to the first floor

LOUNGE/DINING ROOM

Front facing double glazed window and rear double glazed French doors, two radiators and TV point

KITCHEN

2.17m x 2.39m (7'2" x 7'10")

Fitted with a range of wall and base units with worktop over inset to which is a black resin sink unit, space for a free standing electric cooker, wall mounted combi boiler, tiled flooring, rear facing double glazed window, under floor heating and space for a fridge and washing machine, generous built in cupboard with power.

FIRST FLOOR LANDING

Side facing double glazed window and access to the loft space

BEDROOM

4.86m x 3.54m (15'11" x 11'8")

Front and rear facing double glazed window and radiator.

BEDROOM

3.29m (max) x 2.17m (10'9" (max) x 7'2")

Double glazed window to front and radiator.

BATHROOM

Four piece suite comprising of a bath with mixer bath filler taps over, concealed flush WC, wall mounted wash

hand basin, wet room shower with mains over head shower, complimentary tiling to the walls and floor, under floor heating, electric ladder style radiator and rear facing obscure double glazed window.

EXTERNAL

Enclosed pebbled patio area to the rear, and driveway providing access to an off road parking area

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

Laser Tape Clause

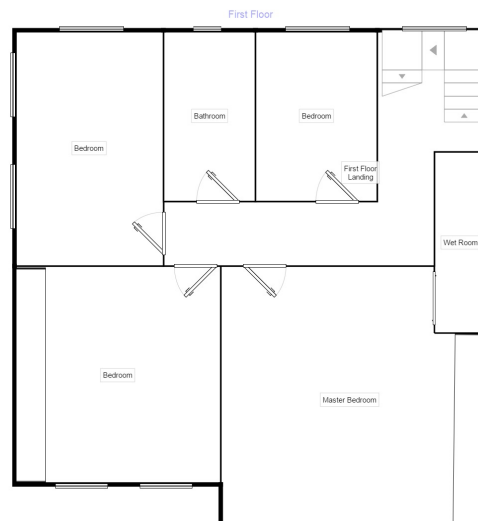
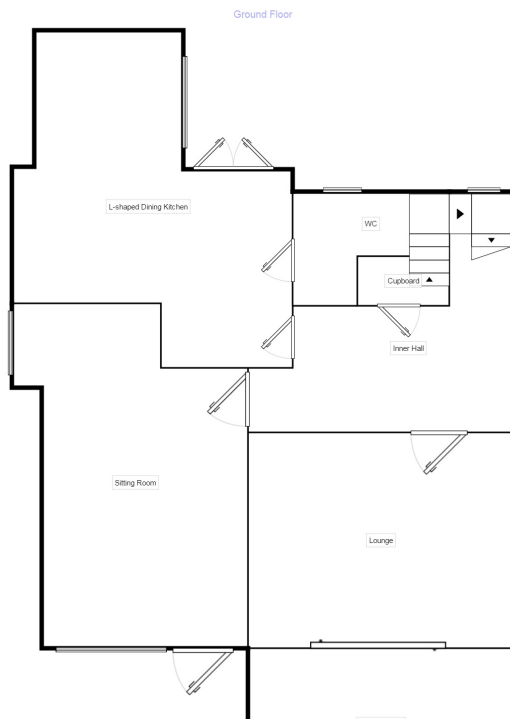
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Agent's Notes Please note that in the sales particulars are, all measurements used in this brochure are approximate.

firm moveable items described though we try to ensure accuracy, measurements themselves.

