

99 Southcliffe Road

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CARLTON

# 99 SOUTHCLIFFE ROAD

Carlton, Nottinghamshire, NG4 1ES

Fantastically located just off of Carlton Hill and therefore benefiting from excellent transport links that provide easy access to the city centre, alongside the excellent amenities in Carlton itself, is this lovely semi detached home.

Benefiting from two reception rooms, a kitchen, three bedrooms and the family bathroom, this property offers lovely living accommodation arranged over two floors that is wonderfully complemented by a beautiful landscaped garden and useful garage set behind a driveway offering off street parking for two vehicles.







The front door opens into a welcoming reception hall with a useful cupboard located under the stairs that rise to the first floor.

To the left, a door opens into the lovely sitting room with window overlooking the front garden. There is space for an electric fire within a curved fireplace surround and mantel that creates a lovely focal point to the room.

A double door frame opens into the dining room, creating a wonderful dual aspect feel to the combined sitting and dining spaces, with French patio doors opening onto the rear patio.

At the end of the hall is the kitchen showcasing feature tiling and a range of base and wall cabinetry. There is undercounter space for two white goods and free standing fridge/ freezer as well as space and connections for a freestanding double oven with hob under a fitted extractor fan over. A single bowl sink with draining board and mixer tap over sits underneath the kitchen window. A door at the rear provides access to the utility extension.





## heading upstairs

Stairs rise to the first-floor landing that provides access to the three bedrooms and bathroom.

The principal bedroom is a generously proportioned double with space for ancillary bedroom furniture.

Bedroom two is another well proportioned double room, whilst bedroom three is a generous single.

Completing the accommodation is the family bathroom benefiting from feature tiling, an L-shaped bath with shower over and glass screen door, wash hand basin set within a vanity unit and WC.





## gardens

To the front of the property is a lovely garden, fully stocked with mature plants and tree providing natural screening. A driveway provides parking for at least two vehicles ahead of a wooden double gate that opens to further parking down the side of the property, in front of the single garage.

At the rear of the property is a beautiful stepped garden with fantastic block paved patio providing excellent space for outdoor entertaining directly to the rear of the house. There are then two further levels that are predominantly laid to lawn with mature planted shrubs creating beautiful sectioning between the tiers. Fenced borders provide excellent privacy to the wonderful space.

## services

Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating with a conventional boiler. None of the services or appliances have been tested by the agent.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## finer details

**Local Authority:** Gedling Borough Council  
**Council Tax Band:** B

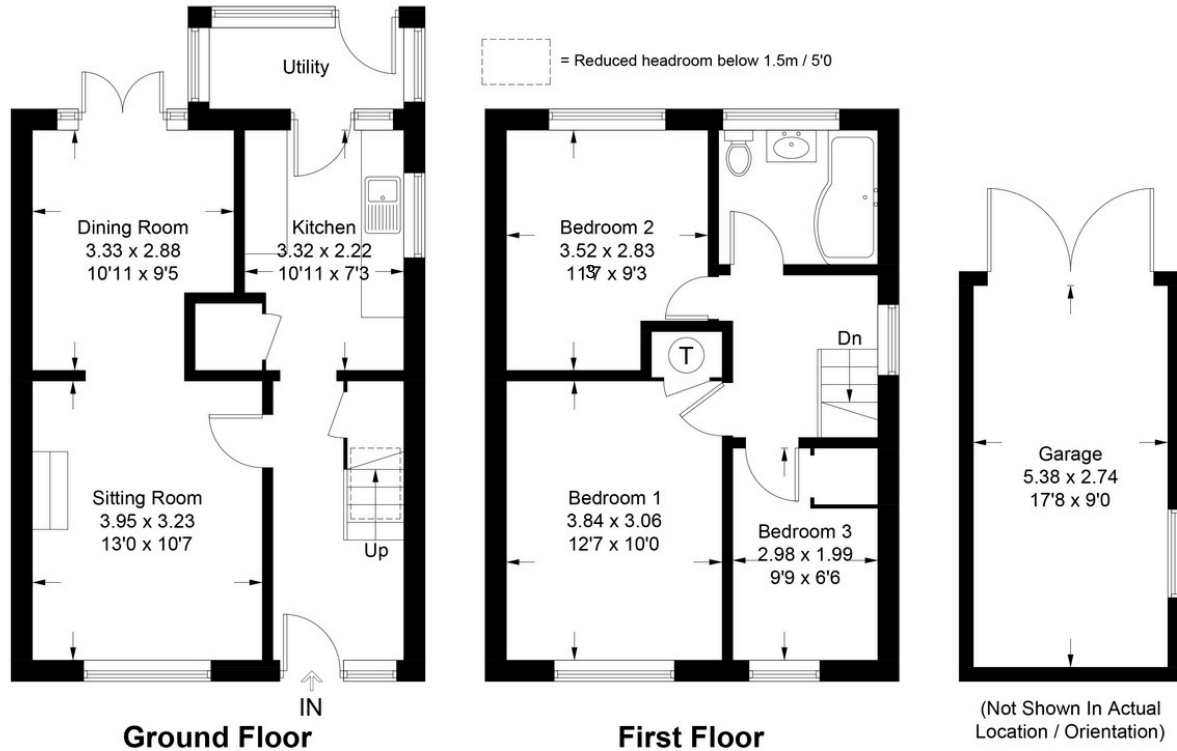
**Tenure:** Freehold  
**Possession:** Vacant possession upon completion.

**EPC rating:** 71 | C  
**EPC potential:** 89 | B



# floorplan

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft  
Garage = 14.8 sq m / 159 sq ft  
Total = 98.0 sq m / 1054 sq ft



**Plans:** The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.