



1 Nursery Drive,  
Carlton, NG4 3RZ

**TJ**  
THOMAS  
JAMES



# 1 Nursery Drive, Carlton, NG4 3RZ

\*\*\*A SUPERB DEVELOPMENT OPPORTUNITY THAT SHOULD NOT BE MISSED!\*\*\*  
\*\*\*WITH PLANNING FOR THREE ADDITIONAL PROPERTIES\*\*\*

This substantial detached home occupies a large plot, with extensive gardens that could easily be divided into four plots, three of which have planning permission granted.

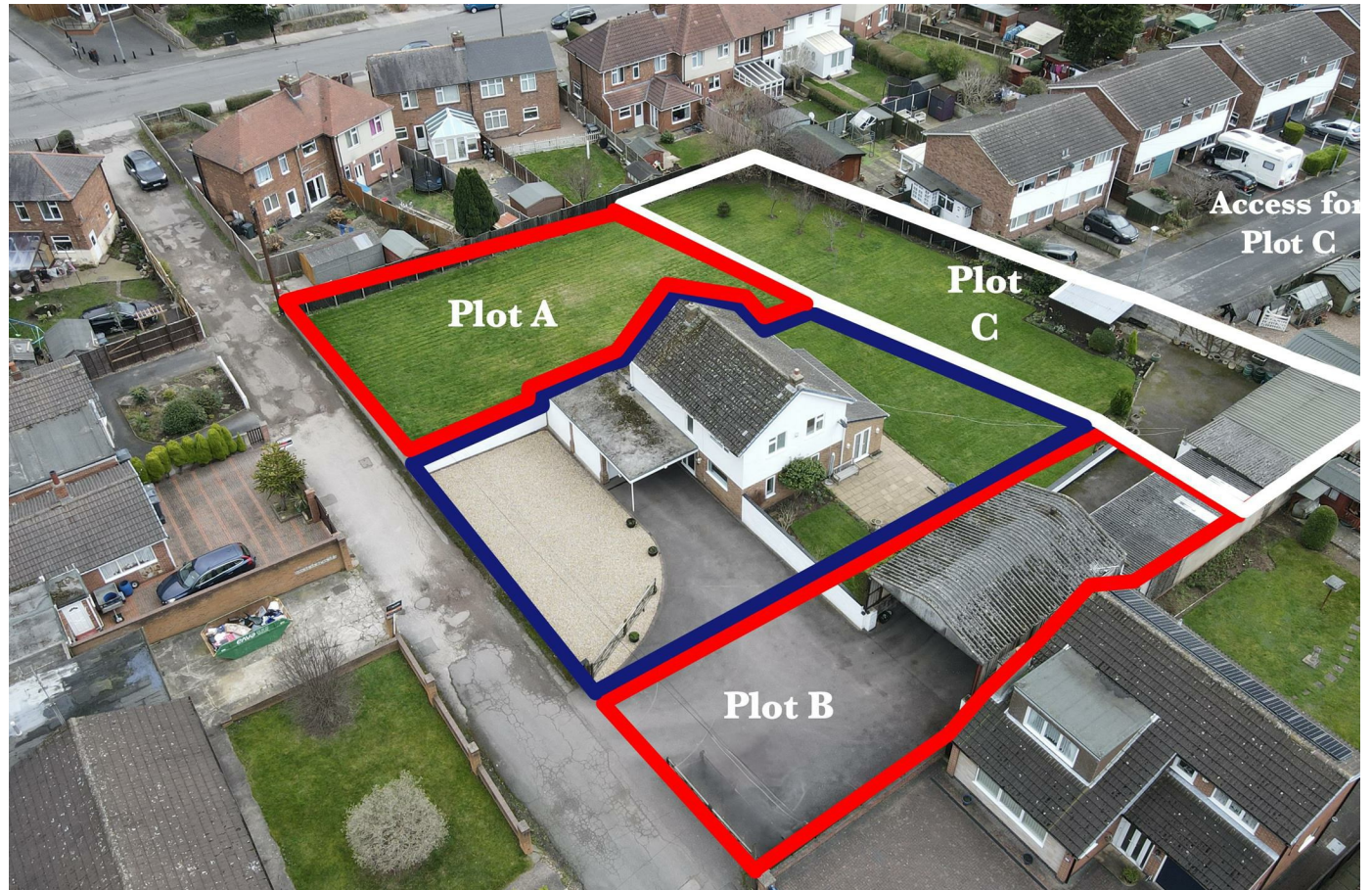
The three plots have independent access from the road (two from Nursery Drive and one from Kenia Close), and each has permission granted to build a detached dwelling.

The spacious detached home currently on site provides accommodation including a lounge, a dining room/family room, a kitchen, a utility room, a cloakroom, and a wc on the ground floor, with four bedrooms and a fitted family shower room on the first floor.

Benefiting from gas central heating and double glazing, the property also has a driveway and garage providing off road parking for a number of vehicles.

Further information with regard to the planning permissions can be found at on the Gedling Borough Council website. Reference numbers 2021/1375, 2021/1377, 2021/1378.

Guide Price £750,000







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## DETACHED HOME

The entrance door opens to the entrance hall. From here, stairs rise to the first floor, and there are doors into the wc, the kitchen, and the lounge.

The bright lounge has windows to the side, and a further window overlooking the family room. Overlooking the rear, the kitchen is fitted with a range of base and wall units, and has doors leading into the dining room/family room, and to the useful utility room (which in turn leads to the ground floor wc, a store room, and the garage).

The dining room/family room overlooks the rear garden and has French doors opening to the side.

On reaching the first floor, the landing gives access to four good size bedrooms, and the fitted family shower room.

## GARDENS & LAND

The property occupies a large plot, laid mainly to lawn, with a patio seating area, and mature plants and shrubs. Planning permission exists to divide this land into four plots, three of which are able to have a detached dwelling built on them.

There are a number of outbuilding, plus a driveway and garage providing off road parking for a number of vehicles.

## Planning Permission

Further information with regard to the planning permissions can be found at on the Gedling Borough Council website. Reference numbers 2021/1375, 2021/1377, 2021/1378.

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## Carlton

Carlton boasts excellent local facilities including shops, schools, churches, parks, leisure centres and sports venues.

Main road routes and local transport links provide access to Nottingham City Centre

## Council Tax Band

(For 1 Nursery Drive) Council Tax Band E. Gedling Borough Council.

Amount Payable 2023/2024 £2,769.31.

## Referral Arrangement Note

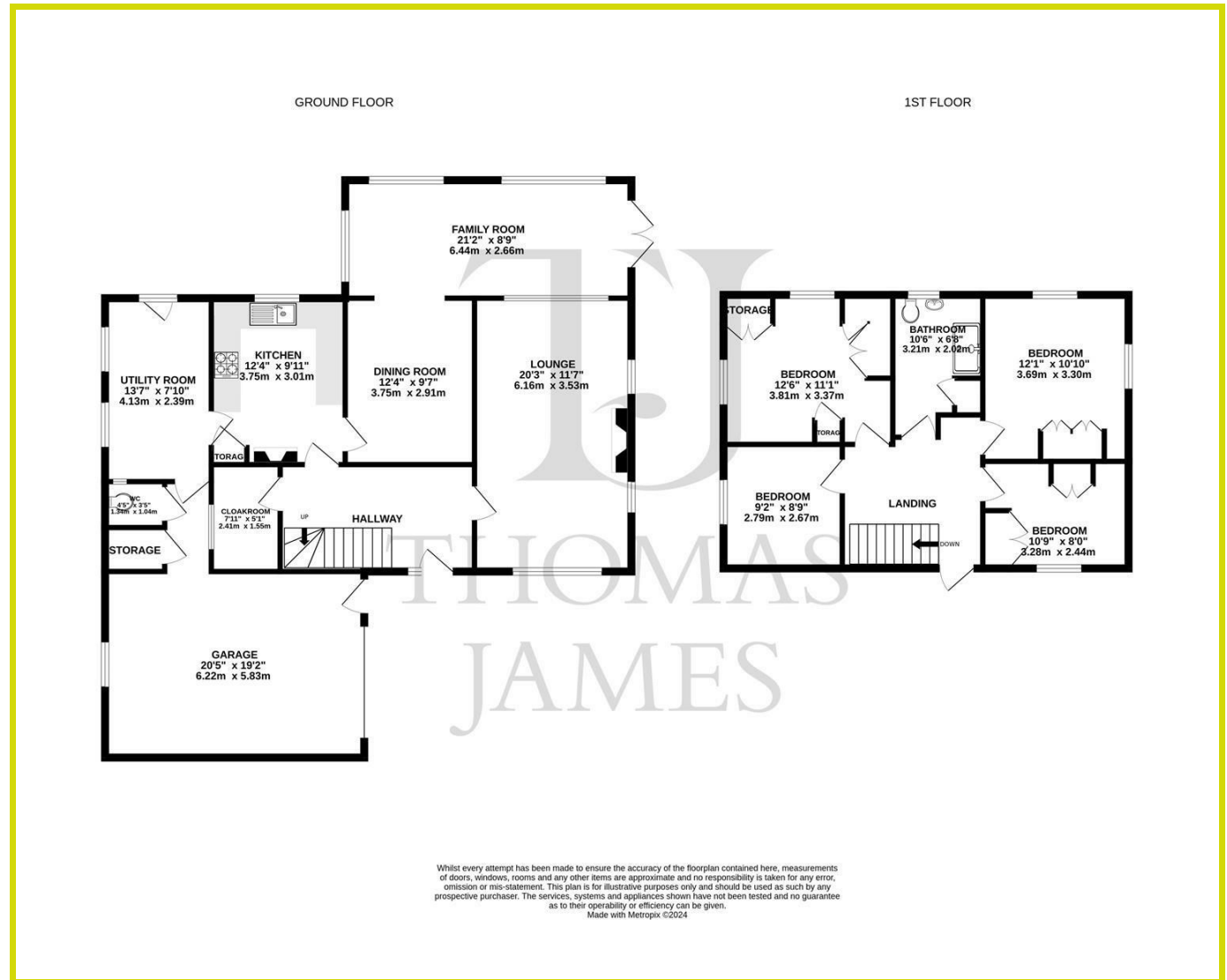
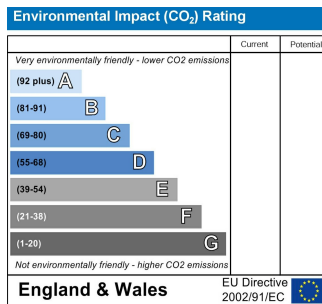
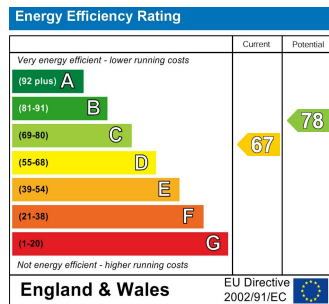
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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