



89 Burton Road, Carlton, NG4 3FP  
Offers Around £325,000

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# 89 Burton Road Carlton, NG4 3FP

- Three bedrooms
- Two reception rooms
- En-suite and walk-in wardrobe
- Insulated garden room
- Large breakfast kitchen
- NO UPWARD CHAIN

A very impressive period three-bedroom semi-detached house with a large insulated modern garden room/home office with adjoining workshop, downstairs toilet and an en-suite! The property also had a new roof 2023 and is in a great location for local shopping facilities in Carlton & Gedling, with reputable schools and the large Colwick retail park also close by!



Offers Around **£325,000**



## Overview

Accommodation consists of an entrance hallway with wall panelling, wooden floor and original decorative plaster arch. Downstairs toilet, bay fronted lounge with lovely brick chimney breast and log effect stove. Separate dining room also with brick chimney breast, large modern breakfast kitchen with twin Belfast sinks and several appliances including an integrated tumble dryer and dishwasher, breakfast bar and double doors leading out to the garden. On the first floor, there are three well-proportioned bedrooms and a modern bathroom. The main bedroom has an en-suite shower room and a walk-in wardrobe which houses the Baxi combination gas boiler. Outside there is a good-sized patio, lawn and a large fully insulated garden room with downlighting, power and a TV aerial point for a wall-mounted TV. There is also an adjoining slide/workshop with light and power.

## Entrance Hall

With double-glazed composite front entrance door, radiator, half wall panelling, original decorative plaster arch, wood flooring, multiple ceiling downlights, understair cupboard and doors to both reception rooms and downstairs toilet.

## Downstairs Toilet

With dual flush toilet, traditional patterned tiled floor and coat hooks.

### Lounge

UPVC double-glazed bay window to the front, brick chimney breast with stone flagged hearth and log effect electric stove. Radiator, decorative coving and access to the dining room.

### Dining Room

Also with decorative brick chimney breast and stone flagged hearth, radiator and UPVC double glazed rear window.

### Breakfast Kitchen

A wide range of units with wood effect worktops and twin Belfast sinks with mixer taps and tiled splashbacks. Multiple ceiling downlights and appliances consisting of electric double oven, glass five-ring gas hob with extractor, integrated tumble dryer and dishwasher. There is also plumbing for a washing machine, traditional style tiled floor, breakfast bar with three pelmet lights, two radiators, UPVC double-glazed side window and UPVC double-glazed double doors leading out to the rear patio.

### First Floor Landing

Original built-in cupboards and loft access.

### Bedroom 1

With two UPVC double-glazed front windows, radiator, high-level TV point and a walk-in wardrobe with shelving, light and also housing the Baxi combination gas boiler installed in 2017.

### En-suite

Consisting of a tiled recessed cubicle with chrome mains rain shower and second mixer, pedestal wash basin and dual flush toilet. Tiled floor, ceiling downlights and extractor fan.

### Bedroom 2

With ample power points, TV, aerial point, radiator, UPVC double glazed rear window and wall-mounted LED backlit vanity mirror.

### Bedroom 3

UPVC double-glazed rear window, ample power points, TV aerial point and radiator.

### Bathroom

Consisting of a large deep bath with central mixer tap and separate shower attachment with tiled surround. Pedestal wash basin with matching tiled splashback, dual flush toilet and large fully tiled cubicle with electric shower. Ceiling downlights, extractor fan, radiator and UPVC double glazed side window.







### Outside

To the front there is parking for two cars. Side gated access leads to the rear where there is a paved wraparound patio with outside power points, wall lighting and an outside tap to the side. Lawn with shaped part pebbled borders with rockery edging and decked steps lead up to full-width decking and the garden room.

### Garden Room

Could also be used as a home office, being timber framed and insulated with double doors, external pelmet down lighting, and wood style flooring. Ceiling downlights with power and aerial point for a wall-mounted TV with an external aerial. Next to the garden room is an adjoining shed/workshop, which also has power points and light.

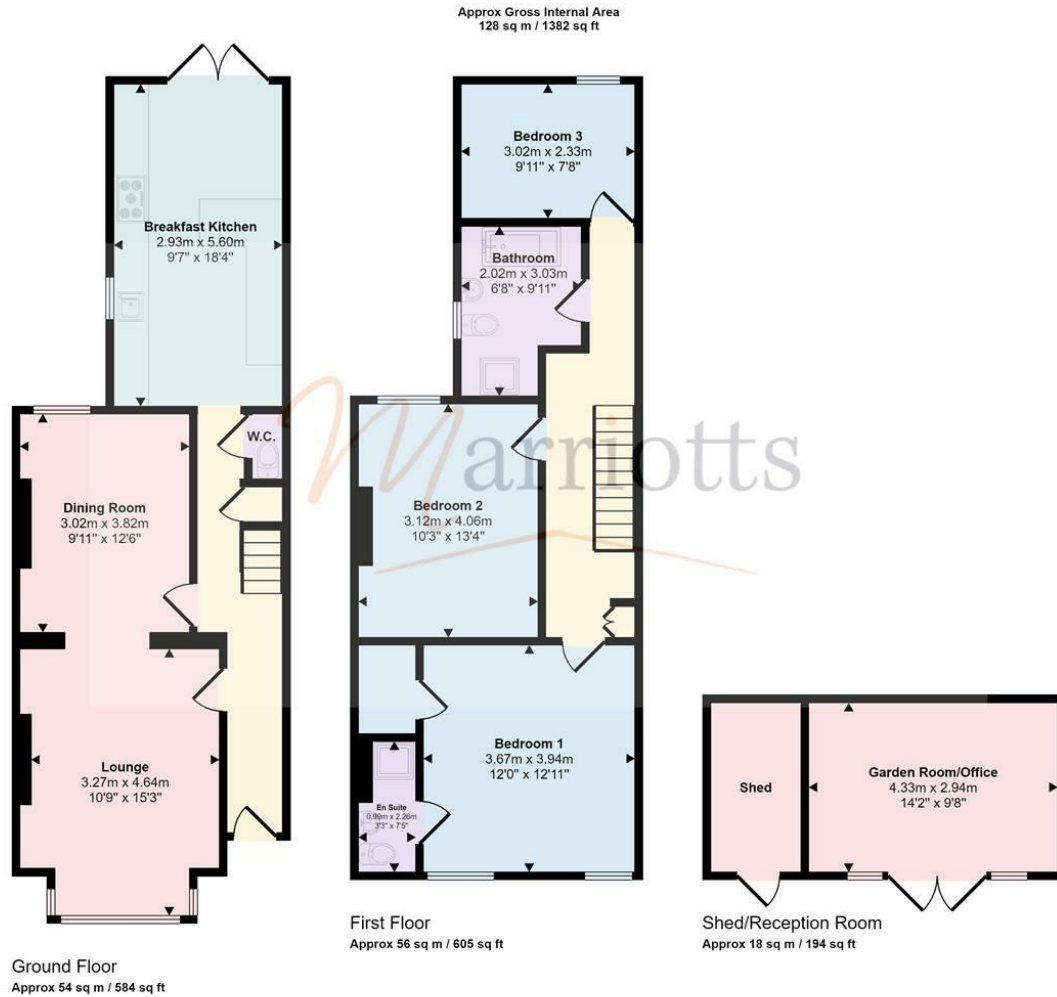
### Useful Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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