



43 Prospect Road, Carlton, NG4 1LX

£280,000





# 43 Prospect Road Carlton, NG4 1LX

- Fully refurbished
- Garden room/bar
- Open plan kitchen diner
- Three bedrooms
- Detached garage
- Garden with large pond

A very impressive fully refurbished semi-detached house with three bedrooms, open plan kitchen diner and a fantastic fully insulated garden room/bar and feature raised fishpond at the end of the large artificial lawned garden!



£280,000



## Overview

Accommodation consists of an entrance porch and hallway with original stained glass front door, a lovely lounge which has a feature suspended ceiling with concealed perimeter lighting and slate tiled walls on either side of the chimney breast. Open plan dining kitchen with integrated appliances and double doors leading out to the decking, modern fully tiled bathroom with rain shower over the bath and the property also has UPVC double glazing and gas central heating with a combination boiler.

## Entrance Porch

With composite front entrance door, tiled floor and original stained glass door and windows through to the main hallway.

## Hallway

With tile floor, stairs to the first-floor landing, meter cupboard with RCD board, ceiling down lights, traditional style radiator and under-stair cupboard with plumbing for washing machine, worktop and Baxi combination gas boiler.

## Lounge

Chimney breast with TV recess and feature slate tiled walls with downlights. Suspended ceiling with concealed perimeter lighting, separate LED downlights, UPVC double glazed bay window to the front and traditional style radiator.

### Dining Room

Also with two traditional style radiators, tiled floor, ceiling downlights, UPVC double-glazed double doors leading out to the decking and opening through to the kitchen area.

### Kitchen

A range of units in cream gloss with wood effect worktops, tiled splashback and concealed LED worktop lighting. Brushed steel trim electric oven, five-ring gas hob with extractor canopy, integrated dishwasher and UPVC double-glazed side window.

### First Floor Landing

UPVC double-glazed side window and loft access.

### Bedroom 1

Full-length part mirrored and part frosted wardrobes with sliding doors, UPVC double glazed rear window and radiator.

### Bedroom 2

Built-in double wardrobe, UPVC double glazed front window and radiator.

### Bedroom 3

UPVC double glazed front window, radiator and ceiling downlights.

### Bathroom

Fully tiled walls and a matching tiled floor, this suite consists of a bath with a matching tiled panel, glass screen, fixed head rain shower and a second mixer. Dual flush toilet, wash basin with vanity cupboard, ceiling downlights, chrome ladder towel rail and UPVC double glazed rear window.

### Outside

There is a front garden with flower border and driveway providing off-street parking. To the rear there is a large decking accessed from the dining room, attached brick-built open-fronted outbuilding, feature wall lighting LED floodlight, an outside tap and external power point. Breeze-block built timber-clad garage with double doors, light, power, and inspection pit. The rear garden has artificial grass with a tiled footpath leading to a patio/seating area behind the garage, and a large raised sleeper-edged pergola covered pond and feature slate tiled wall with waterfall, beyond which is a raised sleeper framed vegetable plot. Sliding double-glazed door leading into the garden room/bar.





*dream*



### **Garden Room/Bar**

Being timber framed and fully insulated with external pelmet downlights and additional outside wall lighting. Tiled floor, matching tiled bar with power points, shelving and RCD cupboard. Tongue & groove wall paneling, LED downlights, two electric panel/convector heaters and high level points for a TV.

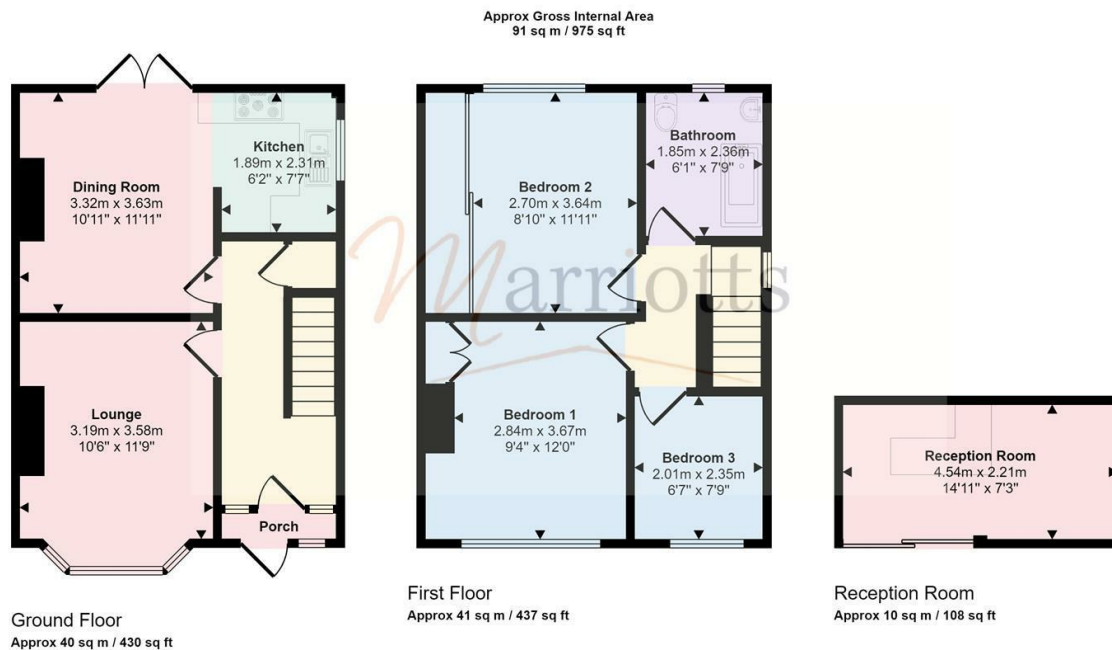
### **Useful Information**

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B



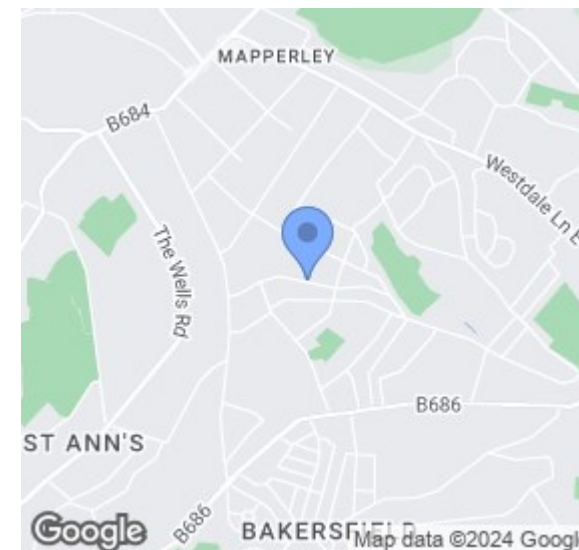




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

