



10 Celia Drive, Carlton, NG4 1FQ

£240,000

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Marriotts



10 Celia Drive Carlton, NG4 1FQ

- Three bedrooms
- Two reception rooms
- Cul-de-sac location
- Extended kitchen
- Detached garage
- NO UPWARD CHAIN

A very well maintained detached family home in a cul-de-sac location just off Carlton Hill, with detached garage, extended kitchen, two good sized reception rooms and for sale with NO UPWARD CHAIN!

£240,000



Overview

The accommodation consists of a front entrance hallway with walk-in cloakroom, bay fronted lounge with feature fireplace, separate rear dining room and modern extended kitchen with integrated oven and hob. Upstairs there is a bathroom with separate toilet and three bedrooms, the two main room having a range of built-in wardrobes and dressing tables. The property has pedestrian access from Carlton Road up to the front of the property and to the rear is a well maintained lawned garden and detached garage which is accessed from Celia Drive itself. The property also has UPVC double glazing and gas central heating with combination boiler.

Entrance Hall

With double glazed front door and side window, spindled staircase to the first floor, radiator, large walk-in cloakroom with shelving and ample coat hooks, wood style laminate flooring continues through to the lounge and door also leading to the kitchen.

Lounge

Marble fireplace and hearth with coal effect gas fire and decorative Pine surround, UPVC double glazed bay window, radiator and two wall light points.



Kitchen

A wide range of units with doors in a cream gloss with wood effect worktops and inset one and a half bowl stainless steel sink unit and drainer. Integrated electric double oven, four ring gas hob with extractor and plumbing for washing machine. Tiled floor, radiator, under-stair pantry cupboard with meters and RCD board and UPVC double glazed rear window and side door leading out to the patio.

Dining Room

Wall mounted gas fire, radiator and UPVC double glazed rear window.

First Floor Landing

UPVC double glazed side window and separate toilet with radiator and UPVC double glazed rear window.

Bedroom 1

Built-in wardrobes to one wall with central dressing table, overhead storage and matching fitted chest of drawers. Radiator and UPVC double glazed front window.

Bedroom 2

Two built-in three door wardrobes with overhead storage and central dressing table, UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed oriel bay window to the front, radiator and loft access.

Bathroom

With fully tiled walls, the suite consists of a bath with electric shower and pedestal washbasin with radiator and UPVC double glazed side window.

Outside

Front Carlton Hill, pedestrian access and steps lead up to the front split level low maintenance gravelled garden. To the left there is restricted access leading to the rear and to the right is gated access leading to the side of the property with gravel border and outside tap. To the rear is a full width paved patio with LED floodlight, pathway leading to Celia Drive and steps leading down to the lawn with established and well maintained borders. Side door leads into the large detached brick built garage with up and over door and UPVC double glazed rear window.

Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: Standard solid brick



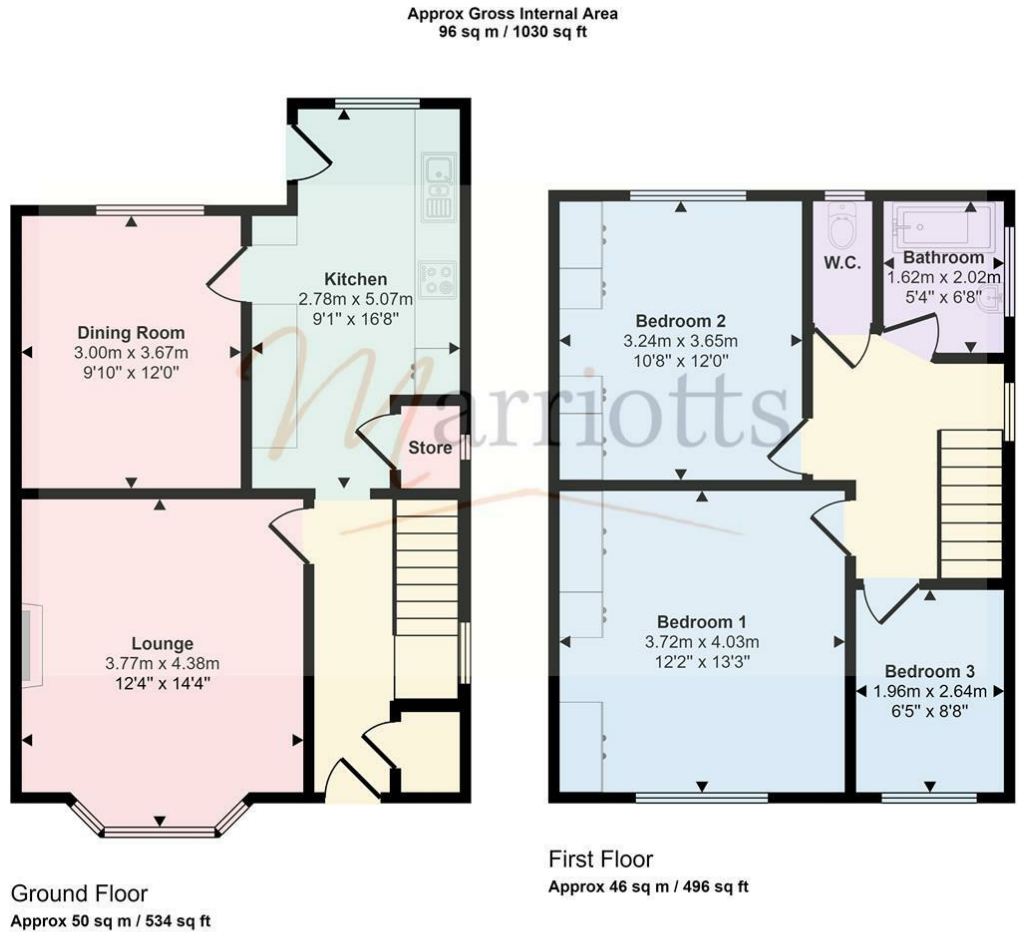




ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT:
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Steps from Carlton Hill. Level rear access with steps down to garden.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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