



27 Russet Avenue, Carlton, NG4 3BT

£200,000

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# 27 Russet Avenue Carlton, NG4 3BT

- Cul-de-sac position
- Spacious lounge diner
- Wet room & separate second toilet
- Full width rear conservatory
- Kitchen with appliances
- Garage & rear garden

A modern detached bungalow in a cul de-sac-position with elevated rear view, full-width UPVC double glazing conservatory, two double bedrooms (originally three) and just a short distance from Carlton Square and nearby Tesco supermarket!

£200,000



## Overview

The accommodation offers a front entrance porch with remote electric composite front door, spacious lounge diner with stone-style fireplace and coal-effect electric fire. Kitchen in cream gloss with integrated oven and hob, inner hallway, wet room with non-slip flooring and floor drain and a separate second cloakroom with toilet and non-slip flooring. There are two bedrooms to the rear, both of which have access to the full-width rear conservatory with glass roof and roof blinds, light and power. There is also a garage, behind which is a paved patio and garden. The property also has UPVC double-glazing and gas central heating with a modern Worcester Bosch combination boiler.

## Entrance Porch

With remote composite front entrance door, radiator, wood style laminate flooring and door through to the lounge.

## Lounge

Stone-style fireplace and surround with coal effect eclectic fire. Radiator, UPVC double-glazed front window, doorway through the kitchen and door to the inner hallway.



### **Kitchen**

A range of units with doors in cream gloss with granite style worktops and upstands, inset stainless steel sink unit and drainer. The appliance consists of an integrated brushed steel trim electric oven and a ring gas hob with an extractor canopy and black glass splashback. Space for an upright fridge freezer, plumbing for washing machine, slate tile floor, UPVC double glazed front window and side door.

### **Inner Hall**

With loft access and doors to both bedrooms, wet room and separate WC.

### **Wet Room**

With non-slip flooring, the shower area is fully tiled and has a floor drain and electric shower. Toilet, washbasin, radiator, extractor fan and UPVC double-glazed side window.

### **Separate Toilet**

Also with non-slip flooring, toilet and washbasin with tiled surround and UPVC double glazed side window.

### **Bedroom 1**

With wood-style laminate flooring, radiator and UPVC double glazed double doors leading through to the conservatory.

### **Bedroom 2**

With wood-style laminate flooring, radiator and UPVC double glazed door leading through to the conservatory.

### **Conservatory**

Being UPVC double glazed with glass roof and fitted roof blinds, slate tile effect flooring, light and power.

### **Outside**

There is a gravelled front garden and driveway leading to the garage, with up and over door, power, modern RCD board and wall mounted Worcester Bosch combination gas boiler. Side access and pathway leads to the rear where there is a large paved patio next to the conservatory, elevated view and a sloping rear garden enclosed with a concrete post and fence-panelled perimeter.

### **Material Information**

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C



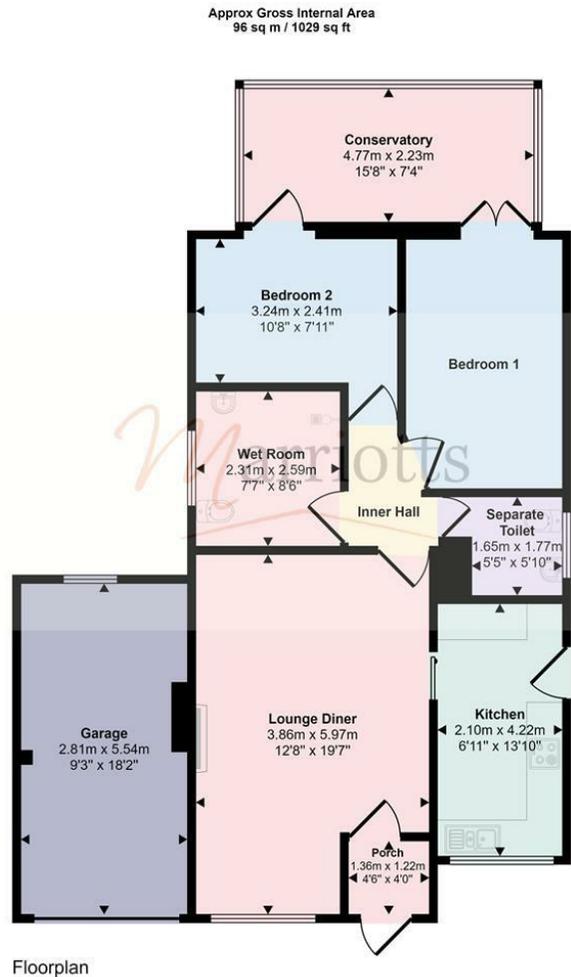




PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: No  
ASBESTOS PRESENT: No known  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: In garage  
UTILITIES - Mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: British Gas  
MAINS ELECTRICITY PROVIDER: British Gas  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: TBC  
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: Flat at the front with slop to the rear

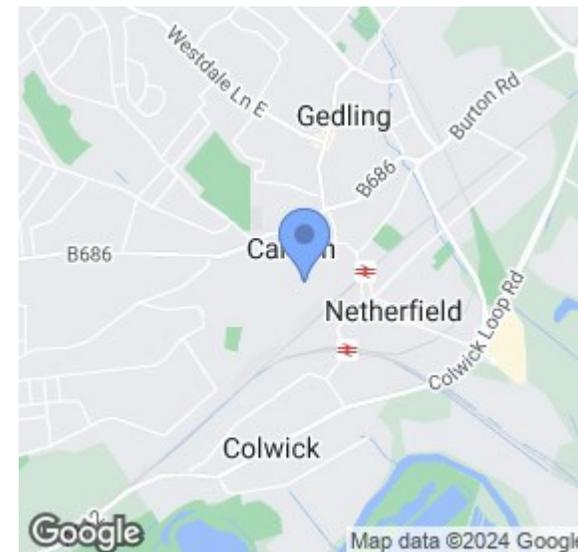






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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



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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