



85 Fraser Road, Carlton, NG4 1NP

Price Guide £285,000





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- Three bedrooms
- Conservatory + underfloor heating
- Hall with downstairs toilet
- Extensive landscaped plot
- Kitchen & utility room
- Modern shower room

WHAT A HOME!! An impressive semi-detached house with three bedrooms, utility room extension, downstairs toilet, extensively hard-landscaped gardens with garden cabin/home office and large UPVC double-glazed conservatory with under-floor heating and multi-fuel stove!!



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Overview

Double wrought iron gates lead on to an ample driveway and carport, with hard-landscaped garden with a walled perimeter, external power and outside tap. The entrance hallway has a dog-leg staircase with under-stair storage and downstairs toilet. The lounge and separate dining room are accessed from either the kitchen or from the very large conservatory, with feature multi-fuel stove and under-floor heating, which also extends through the kitchen and hallway. Located off the conservatory is the utility room which has several units, plumbing for a washing machine and also houses the modern combination gas boiler installed in October 2023 with the remainder of a 12 year warranty. Upstairs there is a light and spacious landing, loft hatch with folding wooden loft ladder into a majority boarded roof space with Velux window and also three bedrooms and modern shower room with large walk-in shower. To the rear is a great sized low maintenance garden with Indian Sandstone paving, raised pond with feature waterfall, outside lighting and power and gated access directly on to Valley Road play park. The timber multi-purpose cabin makes a great garden entertaining space or an ideal home office. The property also has UPVC double glazing and cavity wall insulation installed in 2006.

Entrance Hall

With UPVC double-glazed front entrance door, tiled floor with under-floor heating, radiator, dog-leg staircase with under-stair cupboard housing the meters and RCD board. Downstairs toilet with washbasin and ceiling downlights.

Kitchen

A range of wall and base units with quartz effect worktops and stone tiled splashbacks with inset stainless steel sink unit. Appliances consist of integrated Bosch electric oven and microwave, separate Bosch induction hob and integrated fridge and dishwasher. Vertical radiator, tiled floor with under-floor heating, door through to the lounge and UPVC double-glazed window and door leading through to the conservatory.

Dining Room

With wooden flooring, radiator, double doors through to the conservatory and access to the lounge.

Lounge

Also with wooden flooring, radiator, UPVC double glazed front window and slate tile fireplace with living flame coal effect gas fire and decorative wooden surround.

Conservatory

Being brick built with UPVC double-glazed windows, pitched polycarbonate roof and tiled floor with underfloor electric heating. Feature multifuel stove, power points with USB ports, double doors leading out to the decking and door through to the utility room.

Utility Room

With a range of wall and base units, tiled floor, wall-mounted combination gas boiler installed in October 2023, plumbing for washing machine and UPVC double glazed window and door to the front leading out to the carport.

First Floor Landing

UPVC double glazed front and side windows on the half landing, loft hatch with folding wooden ladder leads into a majority boarded roof space with light and large Velux window.

Bedroom 1

Built-in wardrobes to one wall with sliding mirrored doors, radiator, bedside power points with USB port.

Bedroom 2

Built-in six-door wardrobe with overhead storage and radiator.

Bedroom 3

Fitted desk/workstation and shelving, airing/linen cupboard, UPVC double glazed rear window and radiator.

Shower Room

With fully tiled walls and tiled floor, the suite consists of a large walk-in cubicle with fixed head rain shower and second hand-held mixer. Dual flush toilet, washbasin with vanity base cupboards, ceiling downlights incorporating the extractor fan, vertical radiator and UPVC double glazed side window.

Outside

To the front, double wrought iron gates lead onto the driveway and in turn to the carport which has external power points and an outside tap. The hard landscaped garden is enclosed with a feature brick walled perimeter and is mainly plum slate with raised beds. To the rear, double doors lead out to a large balustrade enclosed full-width decking on two levels with external power points, outside tap to the side and steps leading down to the main garden. There is a plum slate garden area, large Indian sandstone patio areas with raised pond and feature waterfall. Further external power points and outside lighting and feature garden cabin which would make a great garden room or home office with power connected, external front mounted security light and rear external power points. Fence and gated access leads to a further garden area/vegetable plot with garden shed and gated access leading directly out onto Valley Road playing fields.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: None

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None

FLOOD RISK: No

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No



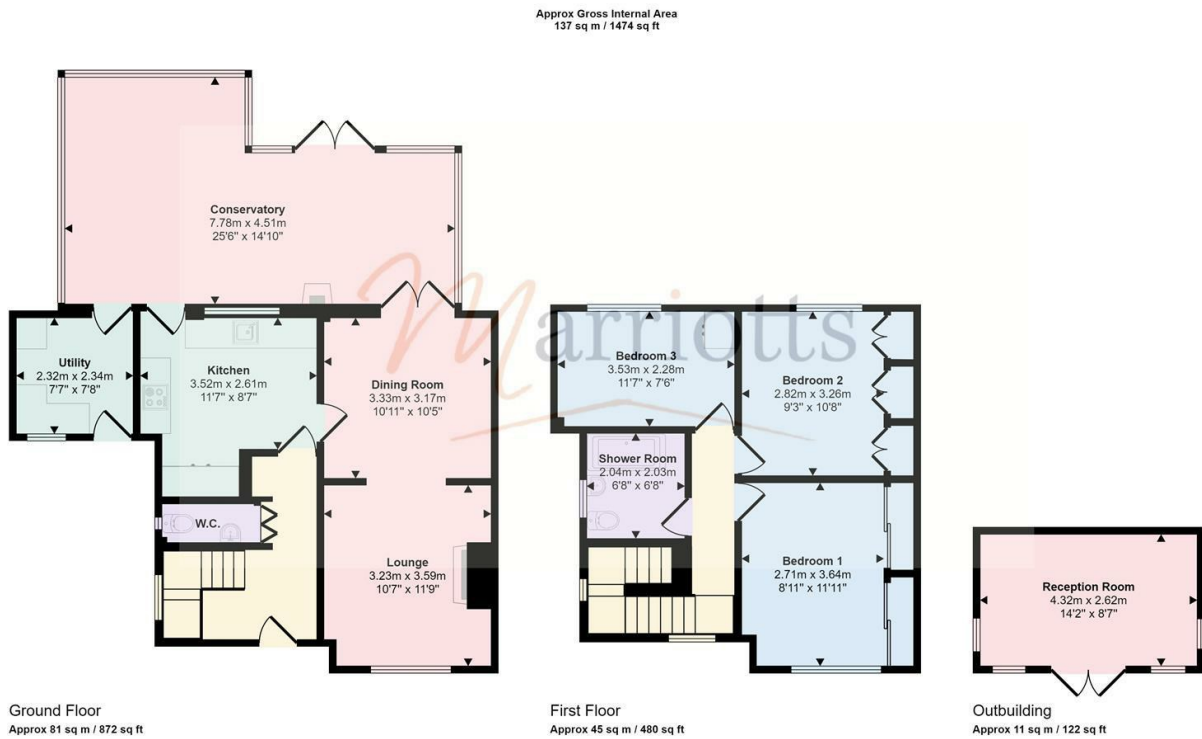




LOCATION OF BOILER: Utility Room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF Energy
MAINS ELECTRICITY PROVIDER: EDF Energy
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:







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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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