



4 Forester Grove, Carlton, NG4 1FR

Price Guide £300,000



Marriotts



4 Forester Grove Carlton, NG4 1FR

- Three double bedrooms
- Downstairs toilet/utility room
- Separate front living room
- Bathroom & en-suite
- Open plan living/dining kitchen
- NO UPWARD CHAIN

Guide Price £300,000 - £325,000!! A fully refurbished and extended detached family home with three double bedrooms, impressive bathroom & master en-suite, downstairs toilet/utility room and large open plan rear living kitchen with bi-fold doors!

Price Guide £300,000



Overview

Welcome to this charming detached period house situated on Forester Grove, just off Carlton Hill and close to Carlton's shopping area and Tesco supermarket which is also close-by. This property has recently been fully refurbished and extended to provide a fantastic family home, boasting two reception rooms, including the large open-plan living dining kitchen, perfect for entertaining guests or simply relaxing with your family. With three spacious double bedrooms and two modern bathrooms, there is plenty of room for everyone in the household.

Built around 1930, this house has character and charm while offering all the modern conveniences. The property features covered parking with a painted floor, ensuring you always have a convenient place to park.

Step inside to discover a fully refurbished interior with low maintenance gardens, ideal for those who appreciate a beautiful outdoor space without the hassle of high upkeep. The three double bedrooms provide ample space for a growing family or visiting guests, while the en-suite and impressive family bathroom offer both style and functionality.

The open plan living kitchen is a highlight of this property, featuring bi-fold doors that flood the space with natural light and create a seamless transition to the outdoor area. Additionally, the downstairs toilet/utility room adds convenience to your daily routine.

Don't miss the opportunity to make this house your home and enjoy the perfect blend of a period property with modern features and fittings in a popular location. Contact us today to arrange a viewing!

Entrance Hall

With UPVC front door, tiled floor and secondary door to the inner hallway/lobby.

Hallway/Lobby

Central carpeted stairs with chrome stair rods lead to the first-floor landing, with doors to both the front sitting room and rear living kitchen.



Sitting Room

With wood-style laminate flooring, cupboard housing the electric meter and new RCD board, radiator and UPVC double glazed front window.

Dining Area

Radiator, wood-style laminate flooring, under-stair cupboard with light and breakfast area with bi-fold doors leading out to the rear garden. UPVC double glazed side door and door to the downstairs toilet/utility.

Kitchen Area

A range of units with doors in midnight blue with contrasting copper handles and soft close doors. Wood effect worktops, inset stainless steel sink unit and drainer, integrated electric oven and four-ring induction hob with brushed steel extractor canopy. Tiled splashbacks, space for and upright fridge freezer and UPVC double glazed rear window.

Downstairs toilet/utility

With tiled floor, pedestal wash basin with tiled splashback and dual flush toilet. Radiator, plumbing washing machine and UPVC double glazed rear window.

First Floor Landing

With loft access and mains smoke alarm.

Bedroom 1

Feature vaulted ceiling with LED downlights, radiator and UPVC double-glazed front window.

En-suite

Consisting of a glass partition shower cubicle with fixed head rain shower and second mixer, dual flush toilet and large wash basin with soft drawer and high extended tiled splashback. LED downlights, anthracite ladder towel rail, extractor fan and UPVC double glazed rear window.

Bedroom 2

UPVC double glazed front window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Bathroom

Consisting of a free-standing shaped bath with feature slate tile effect backdrop wall and central mixer tap, large wash basin with vanity cupboards, matching slate tile effect splashback and dual flush toilet. Anthracite ladder towel rail, patterned tiled floor and UPVC double glazed rear window.

Outside

To the front is a carport providing off street parking with a painted concrete floor. Side gated access leads to the rear, where there is a full-width rustic block patio/seating area with halogen security light, outside tap and full length planter. Lawn with gravelled border and seating area, enclosed with a majority walled and wooden slatted fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: none

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none

FLOOD RISK: Low

ASBESTOS PRESENT: N/K

ANY KNOWN EXTERNAL FACTORS: N/K

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E.ON Next Energy Limited

MAINS ELECTRICITY PROVIDER: E.ON Next Energy Limited

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

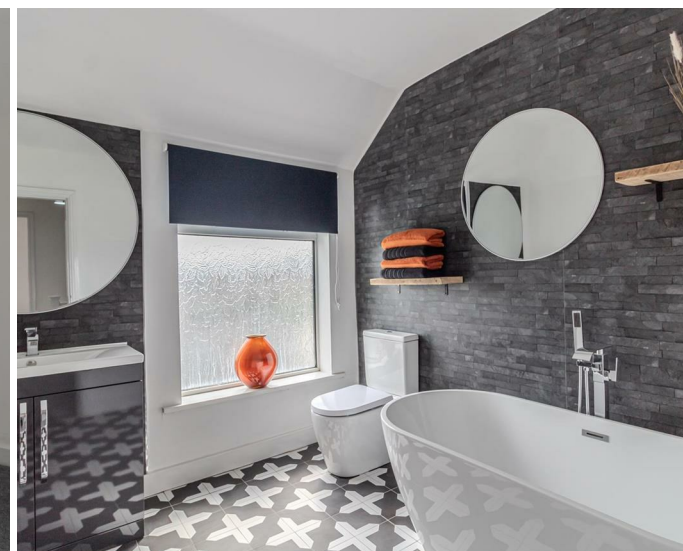
WATER METER: TBC

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: Level front and rear access

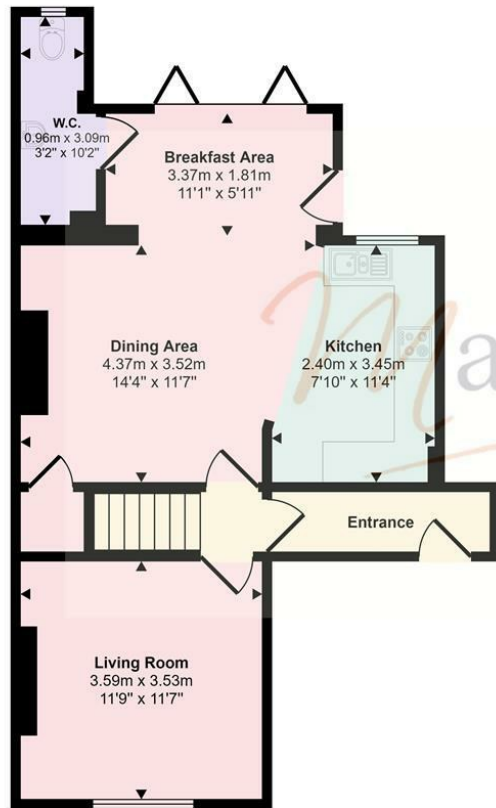




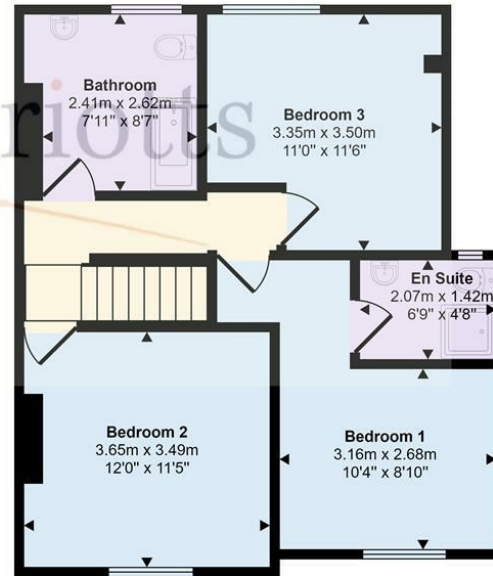




Approx Gross Internal Area
105 sq m / 1134 sq ft



Ground Floor
Approx 52 sq m / 563 sq ft



First Floor
Approx 53 sq m / 571 sq ft

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 | | |
| | | 86 |
| | 62 | |
| 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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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

www.Marriotts.net

