



16 Salamander Close, Carlton, NG4 4FJ

Offers Over £215,000









# 16 Salamander Close Carlton, NG4 4FJ

- Semi detached house
- Driveway & garage
- Three bedrooms
- Cul-de-sac location
- Open plan dining kitchen
- Elevated views

A three bedroom semi-detached house standing at the head of the cul-de-sac with elevated views, lounge, kitchen diner, first floor bathroom, driveway and single garage!



Offers Over **£215,000**



## Overview

This is a modern semi-detached house standing in an elevated position at the head of the cul-de-sac with impressive elevated front-facing views towards Gedling and surrounding countryside. The property has a bright and airy open plan ground floor layout, with front lounge and rear dining kitchen which leads out to the rear garden. Upstairs there are three bedrooms and bathroom in white with mains shower.

Parking is provided by a driveway which leads to a single garage and the property also has gas central heating with a Worcester Bosch boiler and majority UPVC double glazing.

Salamander Close is located just off Westdale Lane which provides easy access to both Gedling and Mapperley's shopping areas and amenities.

## Entrance Hall

UPVC double-glazed front entrance door, radiator, inset door mat, stairs to the first floor landing and door through to the lounge.



### Lounge

UPVC double glazed front window and radiator.

### Dining Area

With radiator and UPVC double glazed rear window.

### Kitchen Area

A range of units with white worktops and inset one-and-a-half bowl stainless steel sink unit and drainer with tiled splashbacks. Gas cooker point, plumbing for washing machine, wall-mounted Worcester Bosch boiler, UPVC double glazed window and door to the rear.

### First Floor Landing

UPVC double glazed side window.

### Bedroom 1

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

### Bedroom 2

Built-in wardrobe, separate airing cupboard, painted floorboards, UPVC double glazed rear window and radiator.

### Bedroom 3

UPVC double glazed front window and radiator.

### Bathroom

Consisting of an enamelled bath with mains shower and tiled surround, pedestal washbasin and toilet. Double wall cupboards, radiator, tile effect floor covering and two side windows.

### Outside

Steps lead up to the front garden and front of the property with side gated access. To the right of the property is a driveway leading to a single garage. To the side, there is a paved bin store area and pathway running along the back of the property with access also from the kitchen. Brick retaining wall and steps lead up to the lawn with further retaining wall and steps leading up to a rockered garden area.

### Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: Cavity Brick



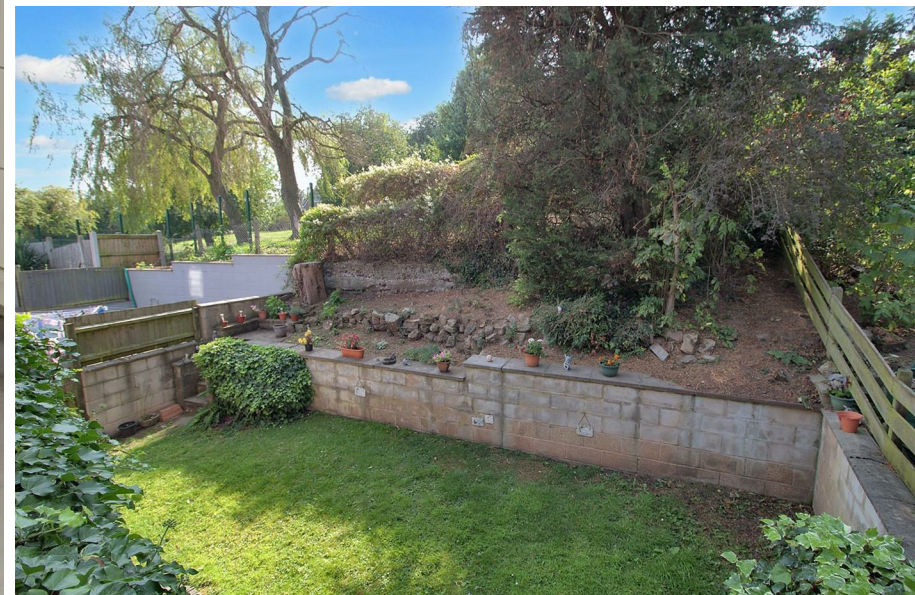








ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: Low  
ASBESTOS PRESENT: N/K  
ANY KNOWN EXTERNAL FACTORS: no  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
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: Stepped access to  
the front. Stepped access to the rear garden

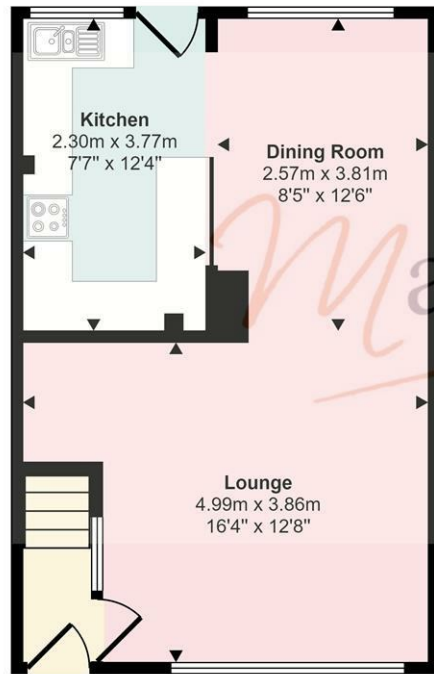




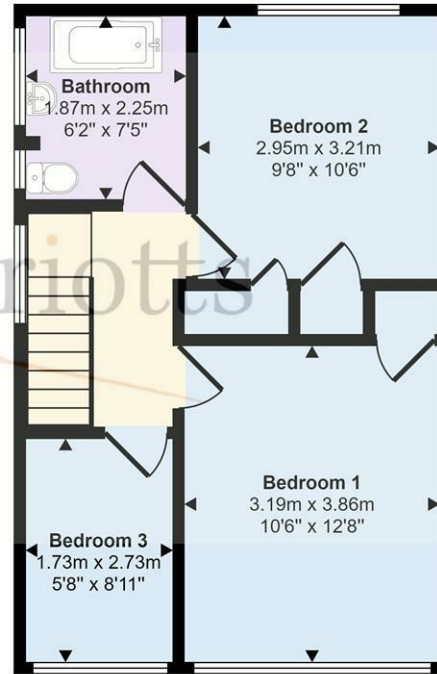




Approx Gross Internal Area  
79 sq m / 846 sq ft



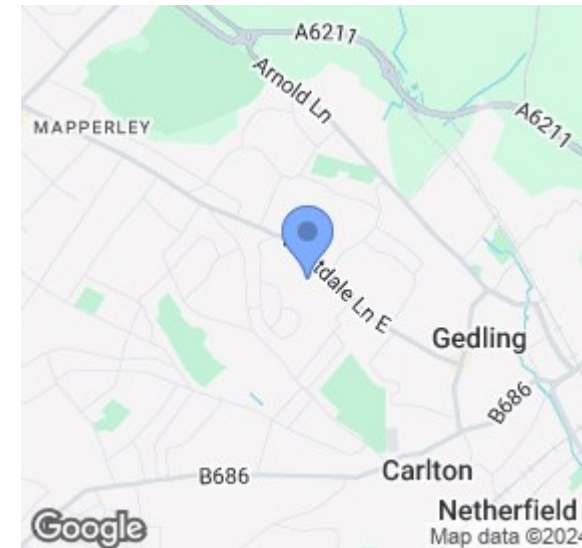
Ground Floor  
Approx 39 sq m / 419 sq ft



First Floor  
Approx 40 sq m / 427 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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



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.
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