



5 Yvonne Crescent, Carlton, NG4 3AP

£200,000



Marriotts







# 5 Yvonne Crescent Carlton, NG4 3AP

- Three bedrooms
- Kitchen with walk-in pantry
- Covered rear patio with heating
- Modern shower room
- Full length lounge diner
- Cul-de-sac location

A very well-presented three bedroomed semi-detached house in a cul-de-sac position with a good-sized kitchen, full-length lounge-diner, modern shower room and a large covered patio with wall heater. Great location just a short walk from Tesco and Carlton train station!

£200,000



## Entrance Hall

UPVC double glazed front entrance door, radiator, laminate flooring, stairs to the first-floor landing and doors to both the lounge and kitchen.

## Lounge Diner

With raised inset coal effect gas fire, wood flooring, radiator and UPVC double-glazed front and rear windows.

## Kitchen

A range of wall and base units with granite effect worktops and doors in a medium Oak with an inset one-and-a-half bowl sink unit and drainer with tiled splashbacks. Integrated electric oven, four-ring halogen hob and filter hood along with plumbing for a washing machine. Radiator, large under-stair shelved cupboard with light and separate shelved walk-in front pantry, which also houses the electric smart meter and fuse board. Two UPVC double-glazed side windows and UPVC double-glazed window and door to the rear garden.

## First Floor Landing

Loft access, radiator and UPVC double-glazed rear window.





### Bedroom 1

Built-in four-door wardrobe with overhead storage, UPVC double-glazed rear window and radiator.

### Bedroom 2

Built-in cupboard housing the Baxi combination gas boiler, UPVC double-glazed front window and radiator.

### Bedroom 3

UPVC double glazed rear window.

### Shower Room

Being fully shower boarded, the suite consists of a full-width cubicle with a chrome mains shower and second mixer, dual flush toilet and washbasin with vanity base cupboards. Chrome ladder towel rail, ceiling downlights incorporating the extractor fan and UPVC double-glazed rear window.

### Outside

To the front there is a walled plumb slate garden with Indian sandstone pathway leading to the front door and in turn side gated access to the rear with an outside tap. To the rear is a large full-width Indian sandstone patio with a polycarbonate covered canopy and wall-mounted electric heater. Steps down to an Indian sandstone patio/garden with raised timber planter, side garden area with plants, shrubs and garden shed and enclosed with a fenced perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Solid 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: n/k

LOCATION OF BOILER: bedroom cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband











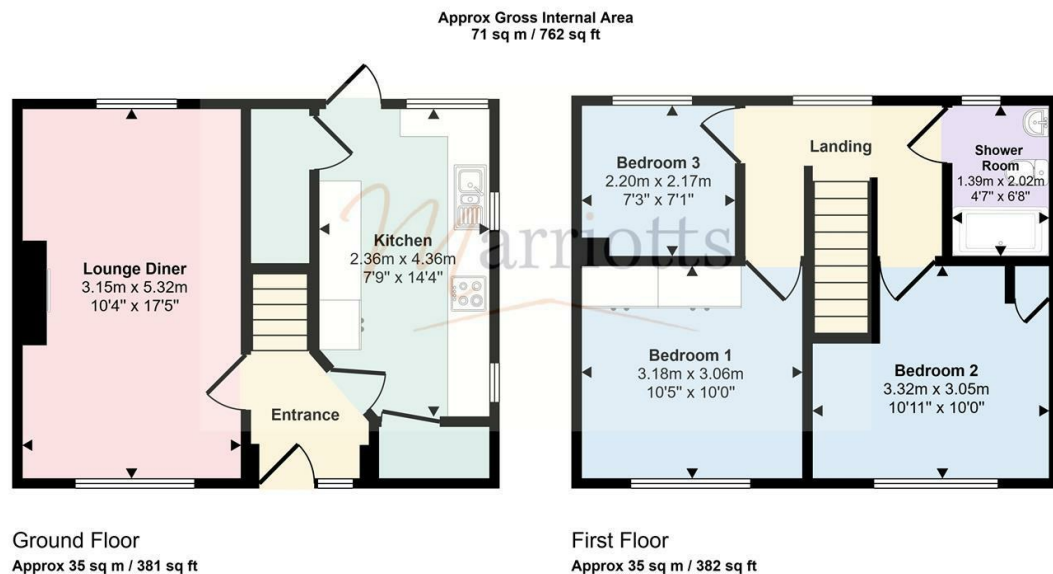
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MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stepped front and  
rear access



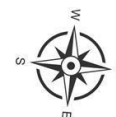




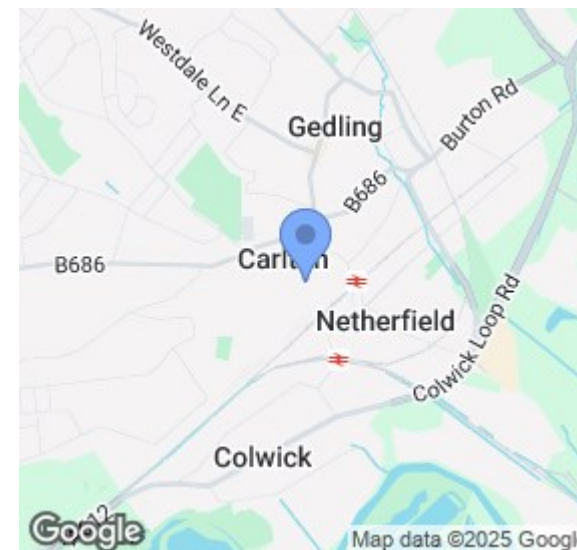




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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