



75 Calverton Avenue, Carlton, NG4 1ND

£269,000

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Marriotts



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- Four bedrooms
- Separate living room
- Gardens and raised decking
- Large open plan living kitchen
- Refurbished bathroom
- Cul-de-sac location

An impressive semi-detached house with a double-story rear extension, providing a fourth bedroom and a large open-plan living kitchen with centre island and utility area. Cul-de-sac location and off street parking!

£269,000



Overview

Situated on Calverton Avenue, Carlton, which is a cul-de-sac off Valley Road, this delightful semi-detached house offers spacious accommodation. The property has been thoughtfully extended with a double storey rear extension, enhancing its spaciousness and functionality for a growing family. Additionally, the property has solar panels and has been externally insulated, making the most of its energy credentials!

Upon entering, you are greeted by the large open plan kitchen which wraps around the living room and has been designed to be both practical and stylish, making it the heart of the home and a great space to entertain family and friends. The original kitchen now serves as a useful utility area whilst also being an extension to the large main kitchen, with centre-island and adjoining sitting/TV area with Velux window. The kitchen also has double doors leading out to the private enclosed decking.

Upstairs there are four bedrooms, the main bedroom forming part of the extension with elevated rear views and the refurbished bathroom is modern and tastefully finished.

Outside, the property features a raised enclosed decking area, perfect for alfresco dining or enjoying a morning coffee. From the side utility room door, a pathway leads down to the generously sized garden offering a great enclosed family outdoor space.

This home is not only a fantastic living space but also a wonderful opportunity for families seeking a vibrant community in Nottingham, with easy access to both Carlton & Mapperley, both providing a wide range of amenities and shopping facilities, and only a few minutes drive to open countryside and local train station, which is sure to appeal to a wide range of buyers.

Entrance Hall

UPVC double-glazed front entrance door, radiator, quarry tiled floor, cloaks cupboard, housing the RCD board, smart meters and solar panel controls.



Utility/Kitchen Area

The first area has a range of units with two-tone gloss-finish doors and quartz effect worktops with concealed work surface lighting. Integrated electric double oven, plumbing for washing machine, vertical anthracite radiator, under-stair cupboard, UPVC double-glazed side door and window. Access through to the main kitchen area and door through to the living room.

Living Room

With bamboo effect laminate flooring, slate tile effect TV wall, UPVC double-glazed bay window and radiator.

Breakfast Kitchen

This is the main kitchen area, with matching units and worktops with an inset composite one-and-a-half bowl sink unit and drainer with space for an American-style fridge freezer. Large matching centre island with large halogen hob and overhead extracted canopy, breakfast bar with cupboards beneath, vertical anthracite radiator, LED downlights, UPVC double-glazed double doors leading out onto the decking.

Sitting Area

With grey wood laminate flooring, large Velux window, downlights and a UPVC double-glazed rear window.

Landing

Loft access and doors to all first-floor rooms.

Bedroom 1

forming part of the extension with part vaulted ceiling with LED downlights and UPVC double glazed windows with elevated rear views.

Bedroom 2

a large built-in double wardrobe, UPVC double-glazed front window and radiator.

Bedroom 3

UPVC double-glazed rear window and radiator.

Bedroom 4

UPVC double glazed front windows and radiator.

Bathroom

This suite consists of a recessed bath with glass screen and chrome rain shower with a second mixer with full height shower boarding. Half matching shower boarding to the remaining walls with dual flush toilet, large pedestal wash basin with built-in double vanity cupboards, chrome ladder tail rail, extractor fan and UPVC double glazed side window.

Outside

There is a block paved driveway, providing off street parking with a plumb slate garden and box planters. Side gated access leads to a side path where there's an outside tap and external power point. A path leads via steps to the rear garden, where there's a storage area beneath the decking and lawn with gravel and woodbark beds. A pathway leads to the garden sheds and a further gravelled seating area.

Material Information

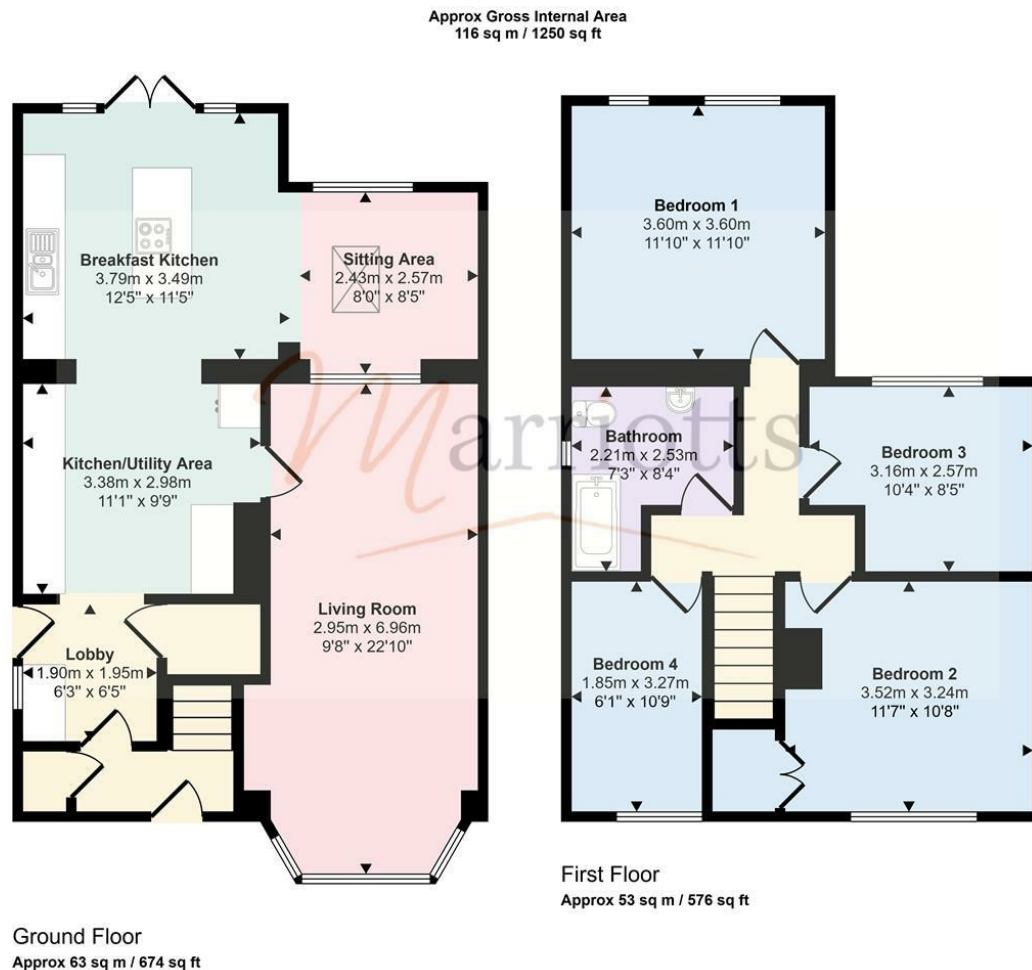
TENURE: Freehold
COUNCIL TAX: Gedling Borough Council
PROPERTY CONSTRUCTION: non-standard
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: in the kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: eon
MAINS ELECTRICITY PROVIDER: eon
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: level front access, Steps down to the rear garden







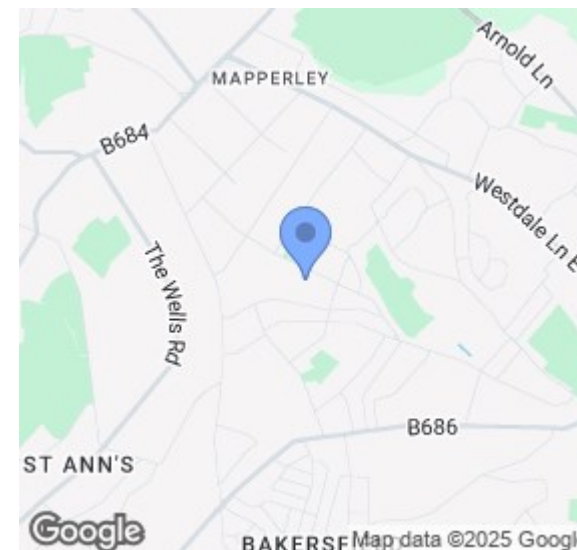




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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