



10 Redland Grove, Carlton, NG4 3EU  
£265,000

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Marriotts







# 10 Redland Grove Carlton, NG4 3EU

- Two double bedrooms
- Study extension
- Refurbished bathroom
- Detached double garage
- Modern kitchen diner
- Close to Gedling shops

An immaculate traditional bay fronted semi-detached house with two double bedrooms, detached double garage, modern kitchen and bathroom and a rear study extension!

£265,000



## Overview

Located on the popular Redland Grove, Carlton, just off Main Road, this delightful traditional bay-fronted semi-detached house presents an excellent opportunity for both families and professionals alike. With two spacious double bedrooms and a large modern fully-tiled bathroom with both a corner bath and separate shower cubicle.

As you enter, you are greeted by the hallway, with chequered tiled floor, leading through to the light and airy bay-fronted living room. One of the standout features of this home is the full-width modern kitchen diner, which serves as the heart of the house. This inviting space is perfect for family meals or hosting friends, with the addition of a rear extension which currently serves as a study area, perfect for those who work from home or require a quiet space for study. From here, double doors lead out to the low maintenance garden and decking - ideal for enjoying the outdoors without the hassle of extensive upkeep. And with parking available for up to four vehicles, plus the double garage, you will never have to worry about finding a space for your car.

Location is key, and this home does not disappoint. Just a short walk from Gedling shops, you will find a variety of shops and amenities at your fingertips in Carlton & Netherfield which can be accessed by local busses. Additionally, the proximity to open countryside offers a wonderful escape for nature lovers, while a large local retail park in Colwick provides further shopping options.

In summary, this semi-detached house in Redland Grove is a perfect blend of modern living and convenience, making it an ideal choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.



## Entrance Hall

Composite front entrance door, radiator, chequered tiled floor, stairs to the first floor landing and a door through to the lounge.

## Lounge

Fireplace recess with slate hearth, UPVC double glazed bay window to the front, radiator and door through to the kitchen diner.

## Kitchen Diner

The kitchen area has a range of wall units with wood-effect worktops and an inset stainless steel sink unit and drainer with tiled splashbacks. Brushed steel trim electric oven, four-ring gas hob with extractor canopy and integrated fridge freezer. The dining area has a radiator and an under-stair cupboard with plumbing for a washing machine and housing the combination gas boiler with UPVC double-glazed side window.

## Study

With UPVC double glazed rear window, radiator and UPVC double glazed double doors to the side.

## First Floor landing

Loft hatch with a ladder into the boarded and insulated roof space and a UPVC double-glazed side window.

## Bedroom 1

UPVC double glazed bay window and second UPVC double glazed front window, radiator, decorative fireplace recess and built-in cupboard.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bathroom

With fully tiled walls and floor, the suite consists of a corner bath, dual flush toilet and pedestal wash basin, along with a corner shower cubicle with chrome rain shower. Ladder towel rail and UPVC double glazed rear window.

## Outside

To the front, there was an established garden containing a variety of plants and shrubs. The driveway provides parking for several vehicles and there is also an outside tap. Twin up and over doors lead in to the detached concrete sectional garage, with front-mounted LED flood light. Side lockable gated access leads to the rear, where there is a majority paved garden with raised decking, halogen security light and raised wooden frame flower bed/vegetable box. UPVC side door leads into the garage, which has light, power and RCD board.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: no

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: n/k









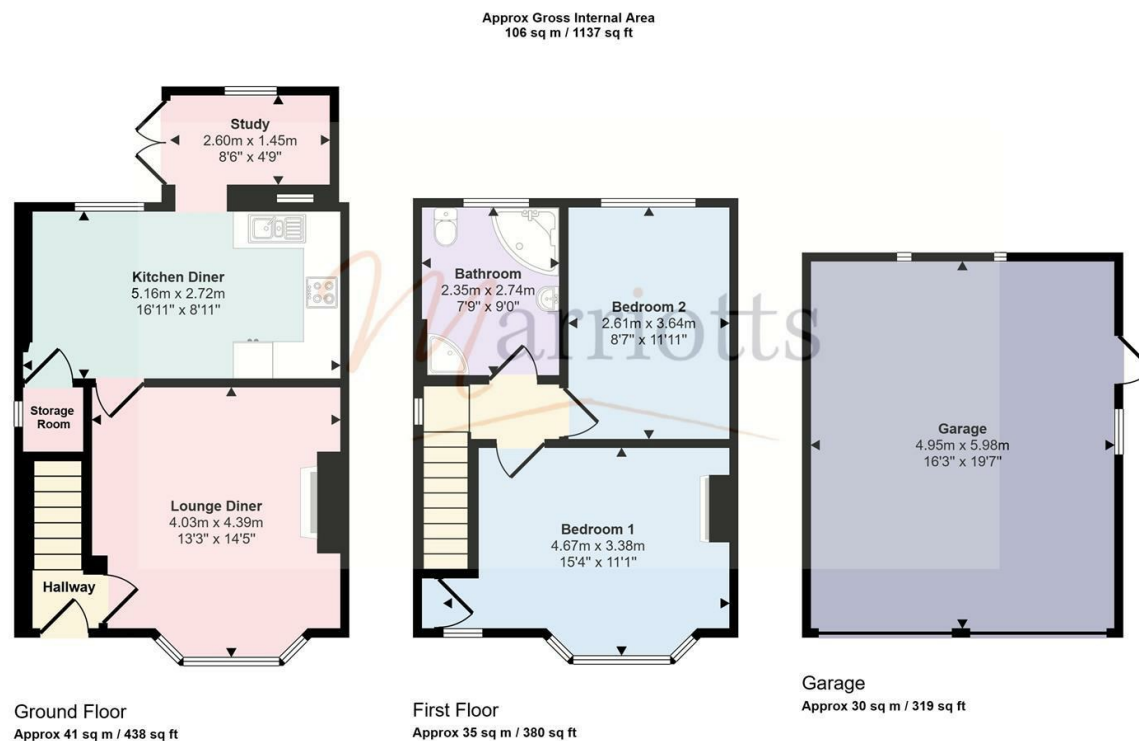


LOCATION OF BOILER: Understairs Cupboard  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Eon  
MAINS ELECTRICITY PROVIDER: Eon  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband 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 access

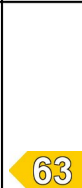










This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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