



418 Foxhill Road, Carlton, NG4 1JY
£295,000



Marriotts



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- Three bedrooms
- Modern bathroom
- Dining room with double doors
- Extended kitchen
- Spacious living room
- NO UPWARD CHAIN

A well-presented and modernised detached house with three bedrooms, modern bathroom, spacious front living room and rear dining room open plan to the extended kitchen with integrated oven and hob. For sale with NO UPWARD CHAIN!

£295,000



Overview

Located at the top of Foxhill Road in Carlton, this delightful detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed into a spacious entrance hallway, with access to both the living room and kitchen, which has been thoughtfully extended to create a bright and airy atmosphere, open plan to the dining area, which has double doors leading out to the rear garden and decking, making it an excellent space for entertaining. The modern kitchen is designed with functionality in mind, providing ample storage and workspace. In addition, there is also a large 'L' shaped under-stair walk-in pantry cupboard with light, power and plumbing for a washing machine.

The lounge is a true highlight of the home, featuring a stylish stone-style fireplace with a living flame gas fire, perfect for cosy evenings in. The warmth and charm of this room make it an inviting space for relaxation and gatherings with family and friends.

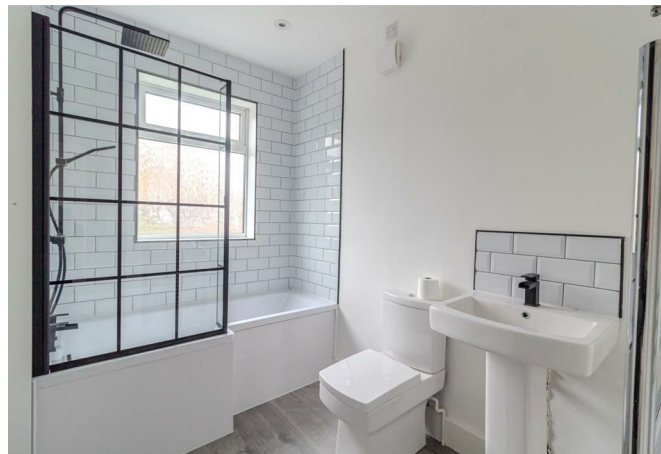
Upstairs there are three well-proportioned bedrooms, the main bedroom being dual aspect, along with a contemporary bathroom, finished in crisp white with contrasting black fittings and rain shower over the bath, offering a touch of elegance and sophistication.

Additional features include a Worcester Bosch combination gas boiler, ensuring efficient heating and hot water throughout the home. The enclosed rear garden is a lovely retreat, complete with a well-maintained lawn and decking area, providing the perfect setting for outdoor activities or simply unwinding in a peaceful environment.

This property on Foxhill Road is not just a house; it is a home that offers comfort and style. Don't miss the opportunity to make it yours.

Entrance Porch

UPVC double glazed with wood laminate flooring and UPVC double glazed secondary door through to the hallway.



Hallway

Also with wood laminate flooring, radiator, stairs to the first floor landing and doors to both the living room and kitchen.

Living Room

With wood laminate flooring, decorative stone style fireplace and surround with marble hearth and living flame coal effect gas fire. UPVC double glazed oriel bay window, radiator, telephone and Virgin media points and glazed panel double doors through to the dining area.

Dining Area

Also with wood laminate flooring, vertical radiator and UPVC double-glazed double doors leading out to the patio and garden.

Kitchen

With tiled effect floor covering and LED downlights, there is a wide range of wall and base units finished in cream with granite effect worktop and inset one-and-a-half bowl composite sink unit and drainer with flexi retractable mixer tap. Integrated Bosch electric double oven, separate four-ring gas hob in brushed steel with extractor, UPVC double-glazed rear window and a large L-shaped under-stair cupboard with light, power, RCD board, gas meter and plumbing for a washing machine.

First Floor Landing

Radiator, UPVC double-glazed window on the half landing and doors to all bedrooms and bathroom.

Bedroom 1

UPVC double glazed front and rear windows, radiator and half tongue and groove wall panelling.

Bedroom 2

UPVC double glazed front window, radiator and loft access.

Bedroom 3

UPVC double-glazed rear window, radiator and cupboard housing the Worcester Bosch combination gas boiler.

Bathroom

A white suite with black fittings consisting of a pedestal washbasin with tiled splashback, dual flush toilet and shaped bath and screen with mains rain shower and second mixer. Chrome ladder towel rail, LED downlights, extractor fan and UPVC double glazed rear window.

Outside

To the front, there is a driveway providing parking for two cars. Side gated access leads to a bin store area with a path leading to the rear. To the rear is a patio area which extends to the far side of the property with an outside tap and steps leading up to the decking and lawn, with raised plumb slate borders PVC shed and enclosed with a fenced perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough - Band C
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



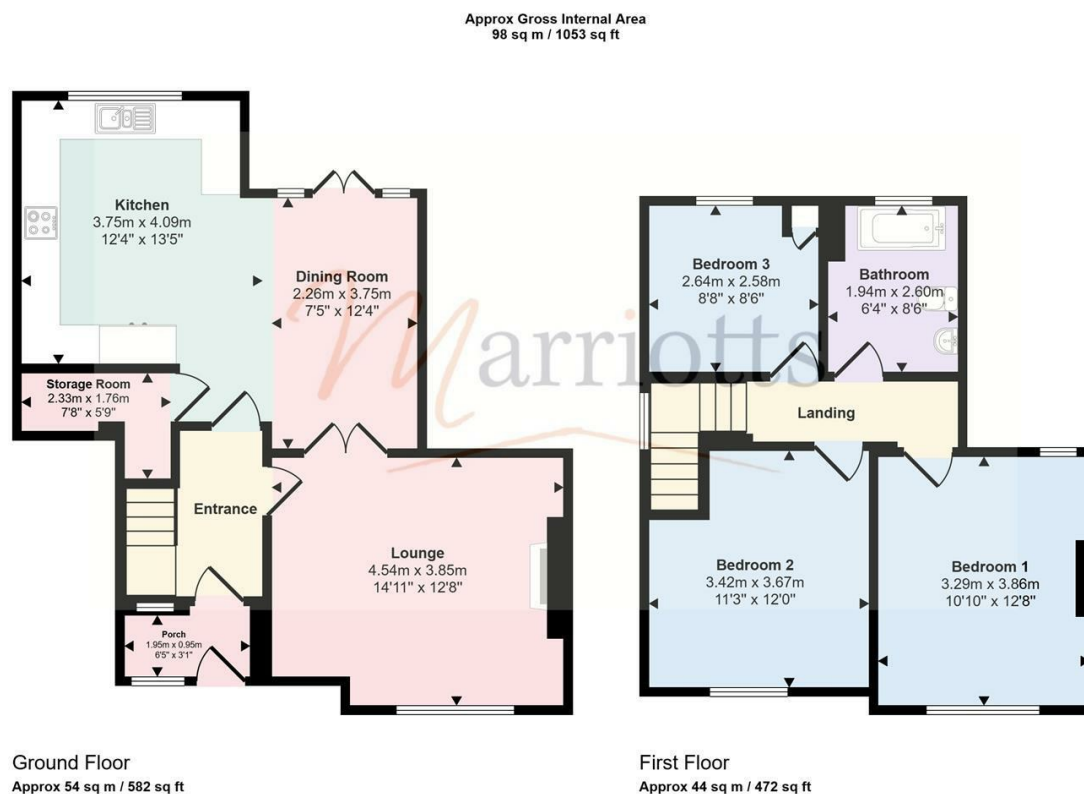




LOCATION OF BOILER: bedroom 3 cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stepped front and rear access



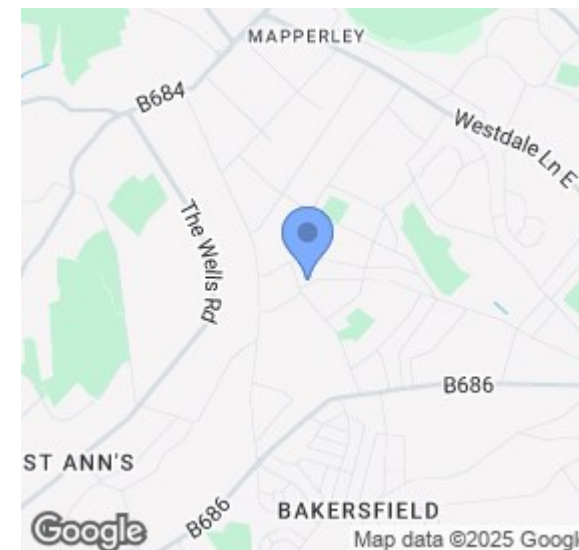




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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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