



2 Prospect Road, Carlton, NG4 1LY
£250,000



Marriotts



2 Prospect Road Carlton, NG4 1LY

- Extended semi detached house
- Full length through lounge diner
- Three bedrooms
- Large corner plot
- Conservatory & extended kitchen
- Well maintained throughout

A very well-maintained traditional semi-detached house on a large corner plot, with an extended kitchen, three bedrooms, bay-fronted through lounge diner and a conservatory!

£250,000



Overview

Located on Prospect Road in Carlton, this delightful extended semi-detached house offers a perfect blend of traditional character and convenience. Boasting three well-proportioned bedrooms and a spacious through lounge diner with living flame gas fire, this property is ideal for families or those seeking extra space.

As you enter, you will be greeted by the inviting hallway, with original stained glass entrance door and balustrade staircase. The home retains many other original features, including elegant internal doors with Bakelite handles and light switches, adding a touch of historical charm.

The extended kitchen is a great space, which flows into the conservatory that invites natural light and offers a lovely view of the garden. Additionally, there is an adjoining useful store room.

Set on a large corner plot, the property benefits from parking for two vehicles including the garage, with potential for more parking space. The location is particularly advantageous, with a bus stop just outside, making commuting to the city and surrounding areas a breeze. Furthermore, you will find reputable local schools nearby, making this an excellent choice for families.

In summary, this traditional bay-fronted semi-detached house on Prospect Road is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious and characterful home. Don't miss the chance to make this charming property your own.



Entrance Hall

Entrance porch with double doors, tiled floor and original stained glass secondary door and windows, original balustrade staircase, radiator, meter cupboard with fuse board, under-stair pantry cupboard and doors to both the kitchen and lounge diner.

Lounge Diner

The lounge area has a raised inset coal effect gas fire and UPVC double-glazed rear window. Two radiators, UPVC double glazed bay window to the front and picture rail.

Breakfast Kitchen

A range of wall and base units with wood effect worktops and inset stainless steel sink unit and a double drainer. Electric cooker point, half-tiled walls, radiator, two ceiling light points, door and UPVC double-glazed rear window leading through to the conservatory.

Conservatory

Being brick-built with single-glazed windows, polycarbonate roof, door to an adjoining store cupboard and a side door leading to the garden.

First Floor Landing

Loft access, and UPVC double-glazed side window.

Bathroom

Shaped bath and screen with chrome mains shower and full height tiling, pedestal wash basin and dual flush toilet. Half tiling to the remaining walls, airing/linen cupboard, radiator and UPVC double glazed rear window.

Bedroom 1

Built-in double wardrobes either side of the chimney breast with overhead storage, UPVC double glazed front window and radiator.

Bedroom 2

With a feature original decorative tiled fireplace and hearth, UPVC double-glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Outside

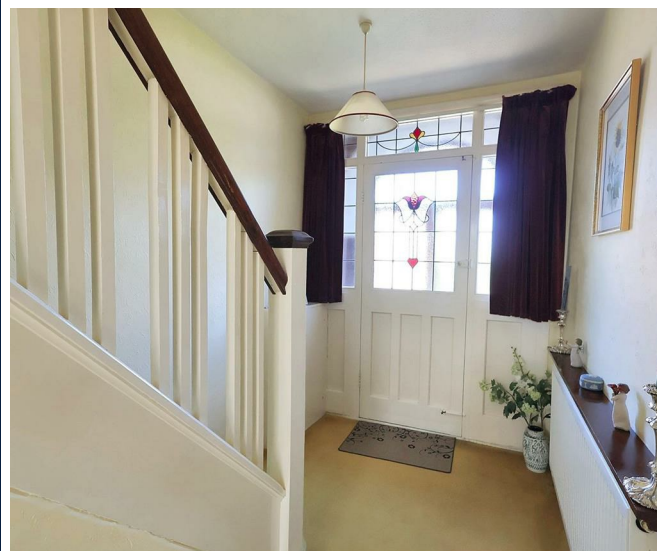
To the front, double wrought iron gates with privet hedging lead on to the driveway and front garden. The garage has double doors, light, power, and gas meter and also houses the Baxi combination gas boiler. The lawn extends to the side where there is a mature apple tree and pathway leading to the rear of the property. To the rear is a full-width paved patio area, mature cherry tree and lawn with a large separate bedding area and central path leading to a further garden area with fenced perimeter and mature pear tree.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

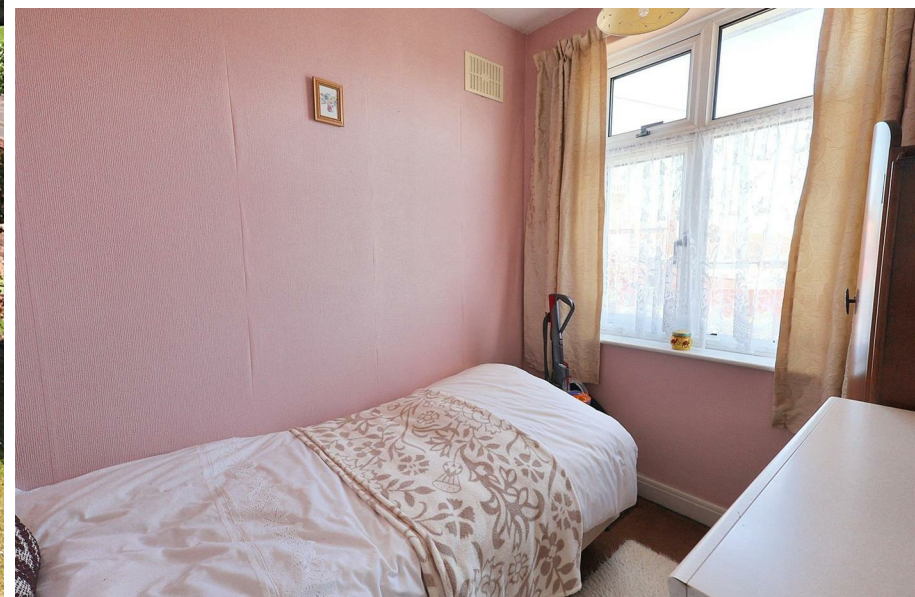
PROPERTY CONSTRUCTION: solid brick



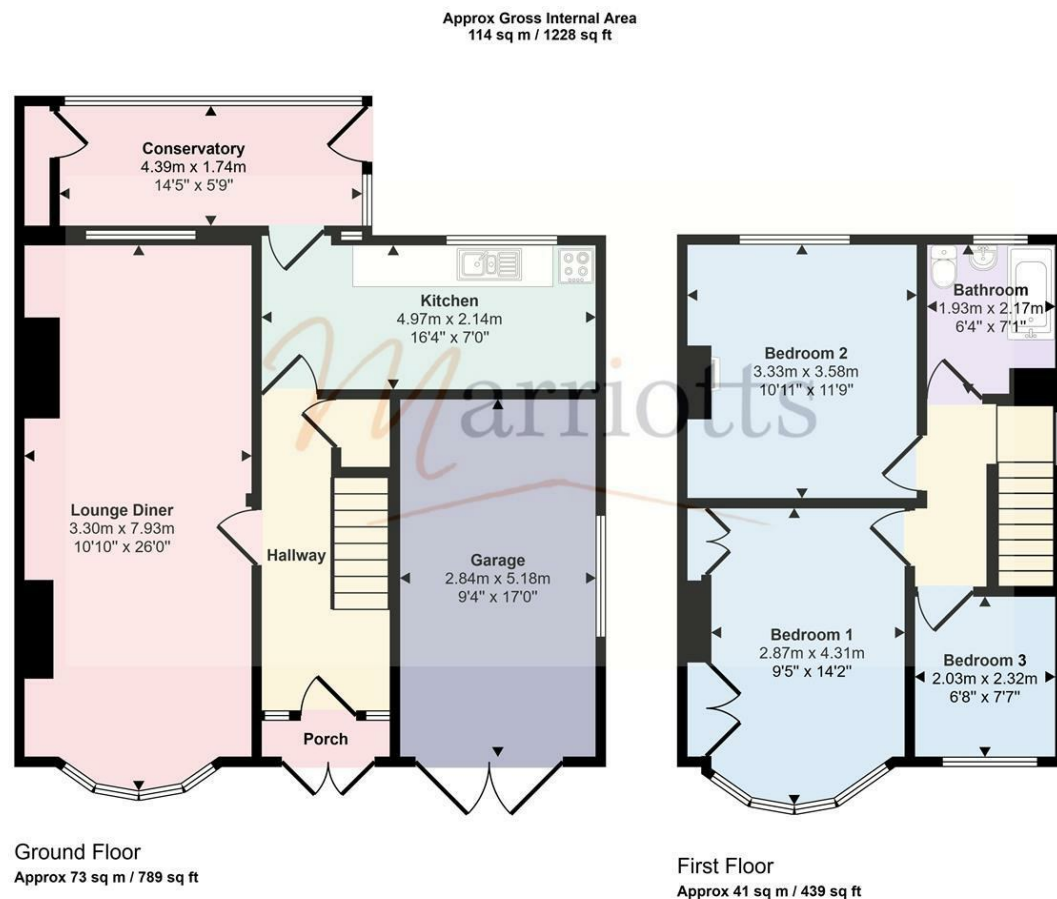




ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: garage
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
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 and rear access



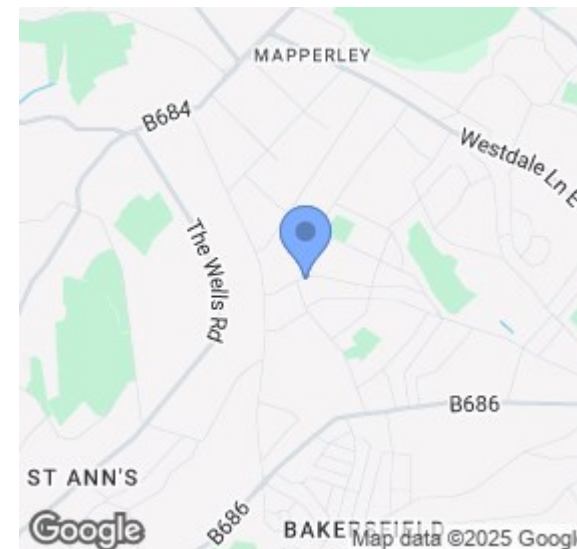




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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