



17a Carnarvon Grove, Carlton, NG4 1RP  
£300,000

 3  1  2  D

*Marriotts*







# 17a Carnarvon Grove Carlton, NG4 1RP

- Detached bungalow
- Conservatory
- Driveway & Garage (restricted access)
- Three bedrooms
- Kitchen & Separate utility room
- NO UPWARD CHAIN

Spacious 3-bedroom detached bungalow with no upward chain. Includes a bright conservatory, kitchen, and separate utility room. Features a family bathroom and an additional separate WC. Ideal single-storey living in a sought-after location.

£300,000



## Overview

Charming 3-bedroom detached bungalow, offered with no upward chain. Boasting a light-filled conservatory, well-appointed kitchen, and handy utility room. Includes a modern bathroom and separate WC for added convenience. Just minutes from Carlton Hill shops and a large Tesco – everything at your doorstep!

## Entrance Hall

with a UPVC double-glazed front door located on the side, tiled floor, radiator, UPVC double glazed side window with shutter blind, alarm panel, and doors providing access to all rooms.

## Separate wc

with half-glazed door from the hallways, low flush WC, and wash basin, tiled floor, tiled walls, overhead storage cupboard and wall-mounted combination gas boiler.

## Kitchen

A range of wall and base shaker style units with wooden worktops, inset double Belfast steel sink unit and mixer taps. Integrated brushed steel electric double oven and four ring gas hob with splashback and filter hood, Plumbing and space for a washing machine wood effect laminate flooring and dual aspect UPVC double glazed window to the side and the rear with fitted shutter, breakfast bar, radiator and door through to the lounge.





### Lounge

parquet flooring, two radiators, half-glazed doors from the kitchen and the hallway, UPVC double-glazed French doors with side windows through to the conservatory, two high-level side windows with fitted shutter blinds, inglenook fireplaces with tiled hearth, log burner, four wall light points.

### Conservatory

being UPVC and brick framed with a polycarbonate roof, Stone tiled floor, two wall lights, and radiator. UPVC double-glazed doors to the rear garden.

### Inner Hallway

being fitted with a carpet, loft access, and two storage cupboards one of which houses the electric meter and RCD board, doors to all bedrooms and bathroom.

### Bedroom 1

Stripped wooden floor, radiator, UPVC double glazed window to the front with fitted shutters, fitted mirrored seven-door wardrobe with overhead storage.

### Bedroom 2

UPVC double glazed window to the front and fitted corner wardrobe, radiator.

### Bedroom 3

High level UPVC double glazed window to the side, radiator, fitted wardrobes with over head storage.

### Bathroom

having a Victorian-style bath with central mixer taps and shower attachment, wet area with separate electric shower and floor drain, fully tiled walls and support handles, pedestal washbasin, heated towel rail, extractor fan, and high-level UPVC double glazed side window.

### Outside

To the front of the property is a block-paved driveway providing off-street parking for at least 3 cars. Side gated access leads to the side entrance door and in turn to the rear garden. The garage (with restricted vehicle access) has a wooden door, light, power and side window. The garden is majority paved with raised flower beds and borders a fish pond and a second paved patio, The garden is fully enclosed with a fenced perimeter. There is a shed with decking a wood potting shed and a large wooden garden room with light and power

### Material Information

TENURE: Freehold /









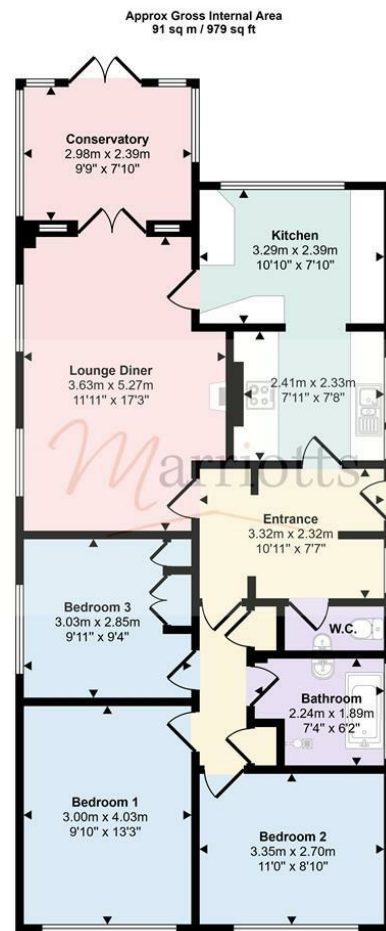


COUNCIL TAX: Gedling Borough Council - Band C  
PROPERTY CONSTRUCTION: Solid Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY:  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK:  
ASBESTOS PRESENT:  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER:  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
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:









Floorplan

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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.*Marriotts*.net

