



19 Grassingdale Close, Carlton, NG4 4FE  
£340,000



Marriotts







# 19 Grassingdale Close Carlton, NG4 4FE

- Extended detached family home
- Family bathroom with 3-piece suite and downstairs WC
- Driveway and integral garage
- 4 bedrooms, master with fitted wardrobes
- Large breakfast kitchen, dining room and second reception room
- Gas central heating and double glazing

Situated at the end of a quiet cul-de-sac, this charming 4 bedroom detached house is the ideal family home. Extended to provide spacious living space including a large breakfast kitchen, downstairs WC, large front lounge and dining room opening into a rear reception room. Upstairs there are 4 bedrooms and family bathroom with 3-piece suite. The tranquil rear garden is lawned and has decked seating areas, there is an integral single garage and driveway providing off street parking.

£340,000



## Summary

Nestled at the end of a peaceful cul-de-sac in the desirable area of Grassingdale Close, Carlton, this delightful four-bedroom detached house presents an exceptional opportunity for family living. The property has been thoughtfully extended to offer generous living spaces that cater to modern family needs.

Upon entering, you are welcomed into a spacious front lounge that exudes comfort. The dining room seamlessly connects to a rear reception room, creating an inviting atmosphere for entertaining guests or enjoying family meals. The large breakfast kitchen is a highlight of the home, providing ample space for culinary creativity and casual dining. Additionally, a convenient downstairs WC enhances the practicality of the layout.

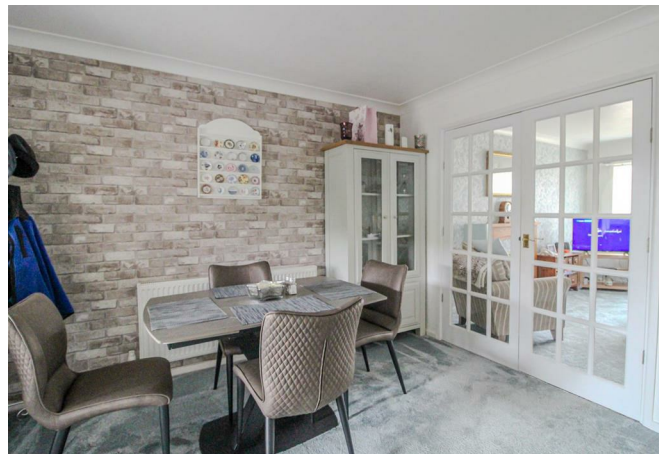
The first floor boasts four well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom features a three-piece suite.

Outside, the tranquil rear garden is a true sanctuary, featuring lawn, mature shrubs and two decked seating areas, ideal for alfresco dining or simply unwinding in the sun. The property also benefits from an integral single garage and a driveway, providing off-street parking for your convenience.

This charming home combines comfort, space, and a serene location. Do not miss the chance to make this delightful property your own.

## Entrance

From the front the property is accessed by a UPVC door into a inner porch, which has a radiator, laminate flooring and a further door into the lounge





## Lounge

The lounge is carpeted, with radiator and UPVC window to the front. There is a feature fireplace with electric fire and double doors into the dining room.

## Dining room

The dining room is carpeted and has a radiator, carpeted stairs lead to the first floor, a door leads into the kitchen and there is an open arch into the rear reception room.

## Rear reception room

With vinyl floor and sliding patio doors into the garden

## Breakfast kitchen

The large breakfast kitchen has white floor and wall cabinets, space for a washer, dryer and fridge freezer, in built electric oven, gas hob and extractor hood, duel bowl sink and mixer tap, worktop and breakfast bar. With half tiled walls throughout, radiator, vinyl flooring and UPVC windows to the side and rear. UPVC door gives access to the side of the property and rear garden, and there is an internal door to the downstairs toilet.

## Downstairs toilet

With vinyl floor, UPVC window to the side, wash hand basin and toilet.

## Landing

The landing is carpeted, has a UPVC window to the side, loft access and a storage cupboard with radiator.

## Bedroom 1

The master bedroom is fitted with a range of fitted wardrobes and matching dressing table. The room is carpeted with radiator and UPVC window to the front.

## Bedroom 2

With laminate floor, radiator and UPVC window to the rear

## Bedroom 3

With carpet, radiator and UPVC window to the front

## Bedroom 4

With carpet, radiator and UPVC window to the rear.

## Bathroom

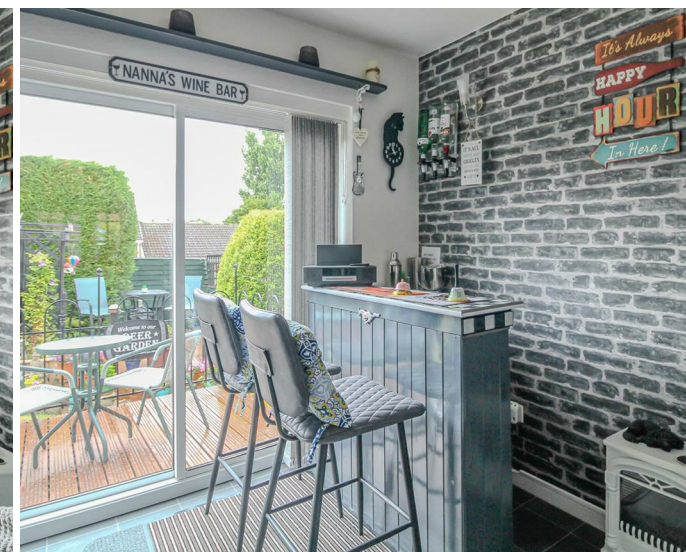
The family bathroom has tiled walls around the bathroom fittings which include a low level toilet with duel flush, vanity unit with wash hand basin and waterfall tap and bath with electric shower over. There is vinyl flooring, a heated towel rail and two UPVC windows to the side.

## Outside

To the front there is a side lawned area next to the driveway, which leads to the integral garage housing the RCD board and boiler.

The rear garden offers two decked seating area, lawn and paved patio. There is garden shed, outside tap and outside electric point.

## Material Information





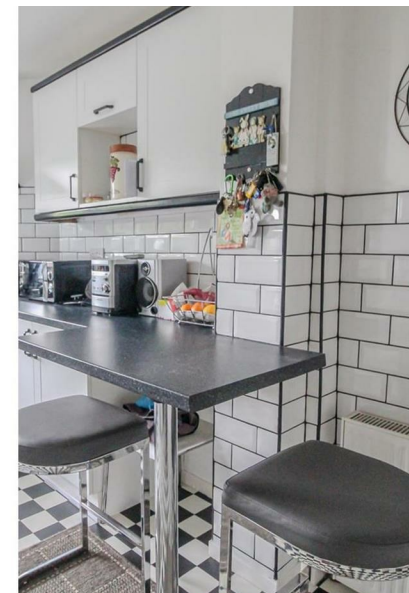
COLEMAN'S DINER







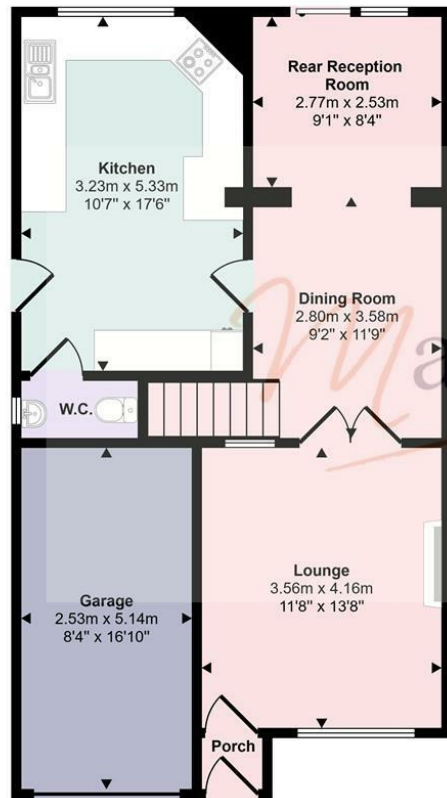
TENURE: Freehold  
 COUNCIL TAX: Gedling borough - Band C  
 PROPERTY CONSTRUCTION: Cavity brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None  
 FLOOD RISK: Very low  
 ASBESTOS PRESENT: No  
 ANY KNOWN EXTERNAL FACTORS: No  
 LOCATION OF BOILER: Garage  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: British Gas  
 MAINS ELECTRICITY PROVIDER: E-On  
 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



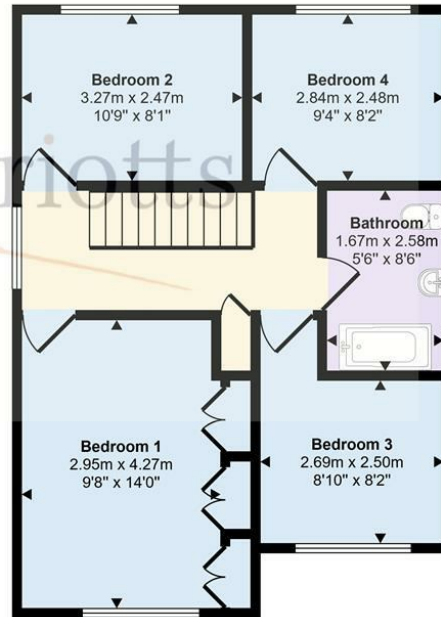




Approx Gross Internal Area  
122 sq m / 1312 sq ft



Ground Floor  
Approx 69 sq m / 748 sq ft



First Floor  
Approx 52 sq m / 564 sq ft

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		
<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.

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