



96 Campbell Drive, Carlton, NG4 1RH

Price Guide £250,000



Marriotts



96 Campbell Drive Carlton, NG4 1RH

- Semi-detached house on a large corner plot
- Modern family bathroom
- Garage with inspection pit
- 3 bedrooms, spacious lounge and conservatory
- Kitchen with dining area, downstairs toilet
- Two driveways - NO UPWARD CHAIN

This three-bedroom semi-detached house, set on a generous corner plot, offers versatile outdoor space complemented by two driveways. Inside the property has a spacious lounge which leads into a conservatory, fitted kitchen with dining area, and a separate downstairs toilet/utility space. Upstairs, there are 3 good-sized bedrooms and a modern family bathroom. Additionally, there is a large garage/workshop with an inspection pit. Situated in a popular area, the home is conveniently located close to a range of local amenities, great schools, and fantastic transport links. - NO UPWARD CHAIN

Price Guide £250,000



Overview

This three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Set on a generous corner plot, the property boasts versatile outdoor space complemented by two driveways, providing ample parking and room for outdoor activities.

The welcomed entrance hall leads you into the fitted kitchen, complete with a dining area it's ideal for family meals and gatherings. The convenience of a separate downstairs toilet and utility space enhances the functionality of the home. A spacious lounge seamlessly flows into the bright conservatory, creating an inviting atmosphere for relaxation, entertaining or as home office space. Venture upstairs to discover three well-proportioned bedrooms. The modern family bathroom is tastefully designed, catering to the needs of a busy household.

For those with hobbies or requiring extra storage, the large garage/workshop, featuring an inspection pit, presents an excellent opportunity for DIY enthusiasts or additional workspace.

Situated in a sought-after area, this property is conveniently located near a variety of local amenities, including shops, parks, and excellent schools. Furthermore, the fantastic transport links make it an ideal choice for commuters, ensuring easy access to Nottingham city centre and beyond.

Entrance

From the front, a UPVC entrance doors lead into the hallway, which has vinyl flooring, a radiator, carpeted stairs to the first floor and a door leading into the kitchen



Dining Kitchen

The kitchen is presented with a movable centre island, with wall and floor cabinets around. There is a fitted electric cooker with a 5-ring gas hob, space for a dishwasher and a tall fridge freezer, with half-tiled walls around, radiator, laminate flooring and UPVC window to the rear. The dining area off the kitchen has laminate flooring flowing into it, with access to a full-height storage cupboard off and a UPVC window to the front.

Downstairs Toilet/Utility Space

From the kitchen, a door leads to a side area which has a toilet with a dual flush and a wash hand basin. On the opposite side is space for a washing machine with a worktop above and cupboard space.

Lounge

The lounge has an electric log' burner style' fire set on a marble hearth, with decorative surround. There is laminate flooring, a radiator, a UPVC window to the front and sliding UPVC patio doors into the conservatory.

Conservatory

The conservatory is carpeted, with a ceiling fan, and patio doors lead to the garden

Landing

With loft access, UPVC window to the rear and carpet

Bedroom 1

With carpet, UPVC window to the front, radiator and fitted wardrobes

Bedroom 2

With laminet flooring, UPVC window to the front, radiator and fitted wardrobes

Bedroom 3

With Laminate flooring, UPVC window to the front, radiator and a full-height cupboard housing the combination boiler

Bathroom

The bathroom has a modern finish with PVC panelled walls and waterproof laminate flooring. There is a wash hand basin vanity unit with storage under, a bath with electric shower over, a toilet with dual flush, a heated towel rail, a shaving point and two UPVC windows to the rear.

Outside

Set on a corner plot, the property has two driveways to the front, one leading to the garage. There is space to the left of the garage for an additional garden/seating area, or caravan/vehicle storage. The rear garden is enclosed and mostly laid to lawn, with two garden sheds. There is a concrete patio area from the conservatory, which also leads to the rear garden door. With raised flower beds and an outside tap.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Brick



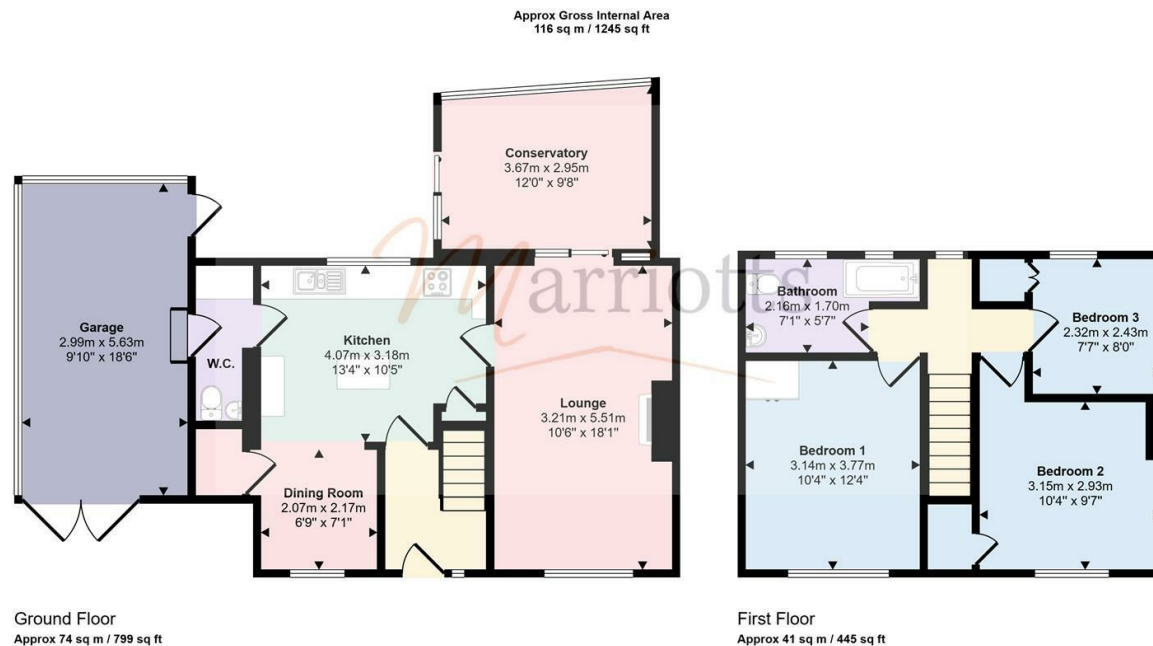




ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: no
 ASBESTOS PRESENT: N/K
 ANY KNOWN EXTERNAL FACTORS: N/K
 LOCATION OF BOILER:
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER:
 MAINS ELECTRICITY PROVIDER:
 MAINS 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:



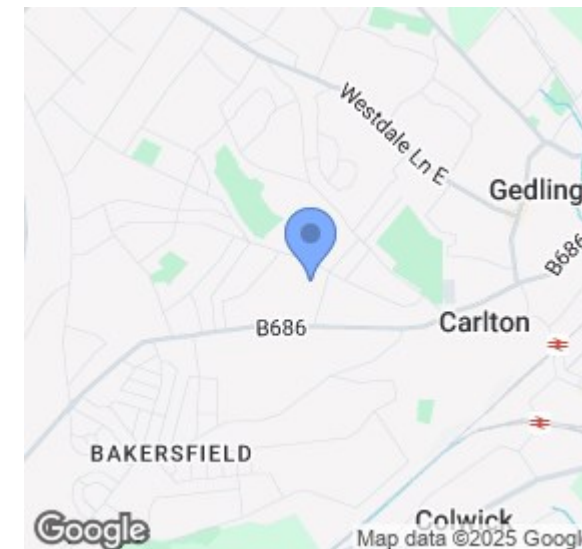




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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	70	77
(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.

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).