



11 Douglas Avenue, Carlton, NG4 1AL
Offers Over £250,000

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11 Douglas Avenue Carlton, NG4 1AL

- Three bedrooms
- Mature garden with elevated view
- Shaker style kitchen with appliances
- Refurbished shower room
- Lounge & separate dining room
- Worcester Bosch combination boiler

A three bedroom detached house for sale with NO UPWARD CHAIN!! Lounge and separate dining room, Shaker style kitchen with appliances and an under-stair pantry, modern shower room and a great sized rear garden with elevated south facing views. Modern detached garage with light and power and parking for at least two cars!



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Entrance Porch

With UPVC double-glazed entrance door and original secondary door with frosted windows into the hallway.

Hallway

Original balustrade staircase leading to the first floor, radiator and doors to both reception rooms and the kitchen.

Front Living Room

UPVC double-glazed front window, radiator and fireplace recess with inset timber mantle and slate tiled hearth.

Rear Dining Room

UPVC double-glazed window, radiator and marble fireplace and hearth with living flame coal effect gas fire and wooden surround.

Kitchen

A range of wall and base units with Oak finish shaker style doors and granite effects worktops with an inset stainless steel sink unit and drainer. Appliances consist of a brushed steel trim electric oven, separate built-in microwave, four-ring halogen hob with brushed steel extractor canopy and an integrated dishwasher. Plumbing for washing machine, space for an upright fridge freezer, terracotta tiled floor, radiator, UPVC double-glazed rear window and side door, and an under-stairs shelved pantry cupboard, housing the gas and electric meters and RCD board.

Landing

With UPVC double glazed side window, loft access and doors to all bedrooms and shower room.

Bedroom 1

With laminate flooring, built-in wardrobe, original decorative ceramic tiled fore surround, radiator and UPVC double glazed front window.

Bedroom 2

With laminate flooring, radiator and UPVC double glazed rear window.

Bedroom 3

With laminate flooring, radiator and UPVC double glazed front window.

Shower Room

A refurbished suite consisting of a large tiled cubicle with chrome mains rain shower and second mixer, concealed cistern dual-flush toilet and wash basin with vanity base cupboards. Half tiling to the remaining walls, chrome ladder towel rail, cupboards housing the Worcester Bosch combination boiler, slate tile effect flooring and two UPVC double glazed rear windows.

Outside

There is a walled, paved front garden with flower borders and double wrought iron gates leading onto the driveway. providing parking for at least two cars, with side-gated access leading to the rear. Up-and-over door leads into the detached concrete sectional garage, which has a front-mounted security light, light, power, UPVC double-glazed rear window and a metal side door to the rear garden. There is a small lawned area with a mature palm tree and an ornamental Acer, outside tap and halogen security light. Steps lead up to the main garden which has two lawned areas and a central path leading to further tiered gravelled areas and mature fruit and Weeping Willow trees, with a mixture of fencing and hedging to the perimeter.

Material Information





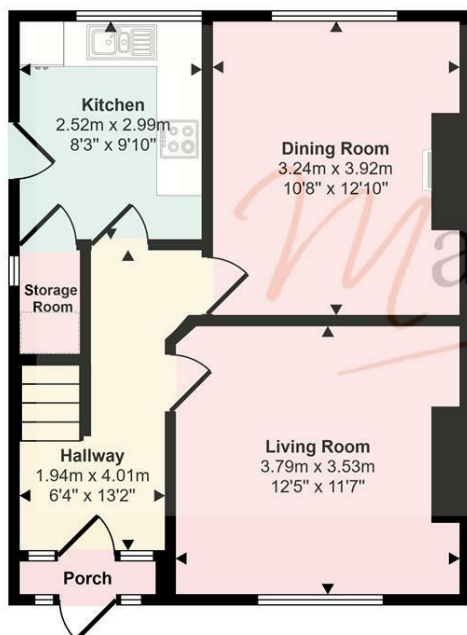


TENURE: Freehold
 COUNCIL TAX: Gedling Borough Council - Band C
 PROPERTY CONSTRUCTION: Solid brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: shower room
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: - British Gas
 MAINS ELECTRICITY PROVIDER: - Eon
 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 access front and rear

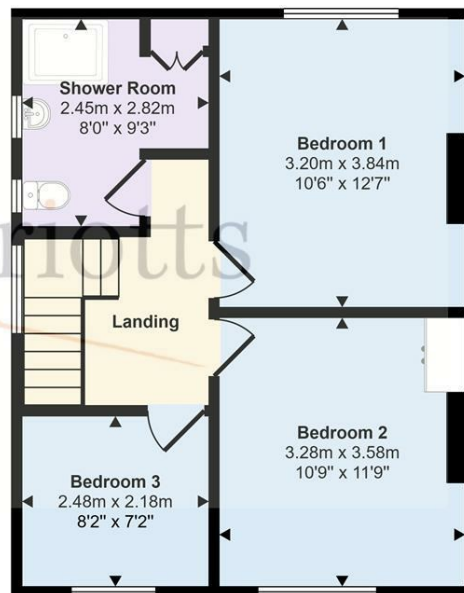




Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 44 sq m / 478 sq ft

Denotes head height below 1.5m

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		75
(55-68) D	55	
(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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