



1 Griffs Hollow, Carlton, NG4 1DL

£425,000



Marriotts



HOLLOW
FERN CHASE
PLEY RISE

1 Griffs Hollow

Carlton, NG4 1DL

- Spacious and versatile detached home on 3 levels
- Open plan living and dining space, with modern kitchen off
- Mature gardens
- 3 to 4 bedrooms, shower room and bathroom
- Large garage with electric door and double width driveway
- Large corner plot with superb views over Carlton

This delightful property is situated in a quiet location and presents an excellent opportunity for those seeking a spacious and versatile family residence in a sought-after area. Set on a corner plot, the property enjoys picturesque views over Carlton and is arranged over 3 levels. To the ground floor there is a spacious garage, bedroom 4 which that can also serve as an additional reception room and a large shower room. The first floor boasts open-plan living space, with lounge, dining area and an open archway into the modern kitchen. The top floor has 3 double bedrooms and the 3-piece family bathroom. With double-width driveway and well established gardens.



£425,000



Overview

Located in a quiet residential area of Griffs Hollow, Carlton this charming, detached house offers a delightful blend of comfort and space, perfect for family living. Arranged over three levels, the property provides ample room for relaxation and entertainment.

The lower ground floor features a spacious garage with a convenient utility area, alongside a versatile fourth bedroom that can also serve as an additional reception room. This level is complemented by a large shower room. The first floor boasts open-plan living space, with the lounge and dining areas seamlessly connecting. An open archway leads into the fitted kitchen, making it easy to engage with family and friends while preparing meals. Ascending to the top floor, you will find three generously sized double bedrooms and the 3-piece family bathroom.

Set on a corner plot, the property enjoys picturesque views over Carlton and benefits from a double-width driveway, providing parking for up to three vehicles. The well-established side and rear gardens offer a lovely outdoor space to enjoy and unwind in the fresh air.

This delightful property is situated in a quiet location and presents an excellent opportunity for those seeking a spacious and versatile family residence in a sought-after area.

Kitchen

The kitchen is modern in finish with neutral wall and floor cabinets and worktop with splash back. Integrated appliances include Neff dishwasher, Neff double electric ovens, Neff extractor and 4 ring gas hob, and fridge freezer. Double bowl stainless steel sink & mixer tap, tiled floor and UPVC window to the side.

First floor landing

Carpeted with loft access and doors to the bedrooms and bathroom

Lounge / dining room

A composite front door leads into the reception/ dining area which has a radiator and double glazed window to the front, this open plan area is carpeted and opens seamlessly into the living room. The lounge has a feature fireplace with gas fire, two radiators, dual aspect double glazed windows. An open arch from the dining space leads into the kitchen.

Bedroom 1

The master bedroom is carpeted, has a radiator and UPVC window to the side

Bedroom 2

With fitted wardrobes, carpet and UPVC window to the rear

Bedroom 3

With carpet, radiator and UPVC window to the front.

Bathroom

The bathroom suite comprises of a step up bath with traditional mixer tap and hand held shower head, with glass screen. Toilet and wash hand basin with mixer tap. Tiled floor and half tiled walls, UPVC window to the front, radiator, shaving point and a cupboard housing the hot water cylinder.

Ground floor lobby

The ground floor inner hall is carpeted, has an understairs cupboard and gives access to bedroom 4/reception room and the shower room.

Bedroom 4 / Reception room

with carpet, radiator and UPVC window to the rear

Shower room

Fitted wardrobes provide storage and space for a dryer. There is a toilet with dual flush, wash hand basin with mixer tap, shower cubicle with mains shower, extractor fan, UPVC window to the front, carpet and radiator.

Garage

The spacious garage has an electric door, houses the RCD board, has UPVC window to the side and UPVC door into the garden. There are plenty of storage options including some kitchen base cabinets with space for additional fridge/freezers.

Outside

The property has gardens to two sides, with mature plants, lawn and paving areas. a side gate from the 'rear' gardens leads to the front driveway. Steps from the driveway rise to the front door, and level access to the front is also available via front metal gate

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band D



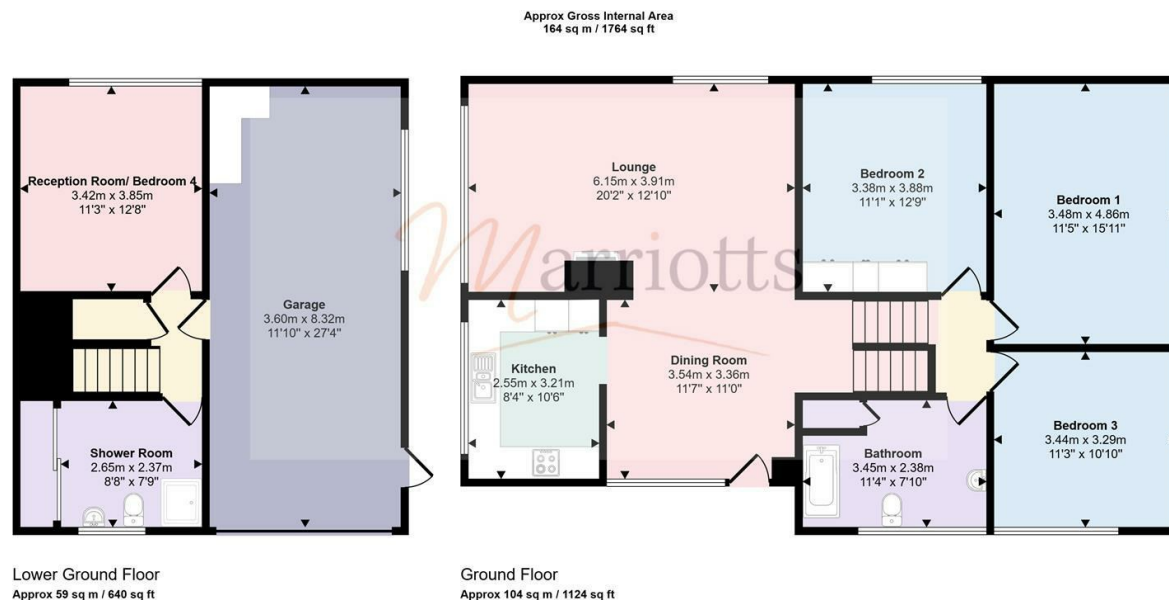




PROPERTY CONSTRUCTION: Cavity wall
 ANY RIGHTS OF WAY AFFECTING PROPERTY: None
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None
 FLOOD RISK: Very low
 ASBESTOS PRESENT: Not known
 ANY KNOWN EXTERNAL FACTORS: No
 LOCATION OF BOILER: Ground floor shower room
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: Ovo
 MAINS ELECTRICITY PROVIDER: Ovo
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: Yes
 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		
(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).

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

www.*Marriotts*.net

