



3 Birch Avenue, Carlton, NG4 1EJ  
Offers In The Region Of £325,000

 3  1  2  D

*Marriotts*







# 3 Birch Avenue Carlton, NG4 1EJ

- Available with NO UPWARD CHAI
- Full of character, Lounge with working cast iron fire
- Family bathroom, good sized rear garden with outbuildings
- Substantial detached 3 bedroom property
- Open kitchen diner with some integrated appliances and a multi fuel burner
- Off street parking for 2 cars and EV charging point

This delightful three-bedroom detached family home is now available with no upward chain. This property beautifully marries traditional elegance with modern convenience, making it an ideal choice for families seeking a comfortable and inviting space.

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The front lounge is a warm and welcoming space, featuring a working cast-iron fireplace. The rear of the house boasts an open-plan kitchen and dining area, complete with a log burner, perfect for family gatherings and entertaining guests. The first floor comprises three well-proportioned bedrooms, each retaining charming features such as sash windows and decorative cast iron fireplaces. The family bathroom is tastefully designed, providing a serene space for relaxation. Outside, the mature rear garden offers a tranquil retreat, complete with outbuildings that can serve various purposes, from storage to a workshop. The property also benefits from off-street parking for two cars at the front, along with an electric vehicle charging point, catering to modern needs.

This home is a rare find, combining period charm with practical living, all in a sought-after location.



Offers In The Region Of £325,000



## Entrance Hall

Entering the property by the stained glass front door, the hallway has a radiator, a low cupboard housing the RCD and meters and wall mounted alarm panel. There is an understairs cupboard which provides storage and has plumbing for a washing machine. Side sash window to the front and herringbone style flooring which flows through to the kitchen diner.

## Lounge

The focal point of the front lounge is the working cast iron fire, with decorative surround and hearth. Fitted bookshelves with storage cupboards are on either side of the fireplace, there is a radiator, carpet and bay sash window to the front.

### Kitchen diner

The modern fitted kitchen is open into the dining space which has a multi fuel burner set on a tiled hearth, there is a radiator and window to the rear.

Entering the kitchen space you will find wall and floor cabinets with Quartz worktop & upstand, sunken sink with mixer tap, integrated electric oven and grill, integrated dishwasher and wine fridge, gas hob and stainless steel extractor hood over. Space for an American style fridge freezer. Double glazed window to the rear and door to the garden. The herringbone style flooring continues throughout.

### Landing

Carpeted stairs and landing lead to all upstairs rooms.

### Bedroom 1

Featuring a cast iron decorative fireplace, bay windows to the front, fitted wardrobes, radiator and carpet.

### Bedroom 2

With double glazed sash windows to the rear, decorative cast iron fireplace, carpet and radiator.

### Bedroom 3

Having loft access, double glazed sash window to the front, carpet and radiator.

### Bathroom

The bathroom is fitted with a claw & ball roll top bath with a Victorian shower & mixer taps, traditional vanity sink with storage under, toilet with dual flush, mains heated towel rail, double glazed window to the rear and herringbone style flooring.

### Outside

From the front the property is bordered by a mature hedge, side driveway provides off street parking for 2 cars and also benefits from a EV charging point. Timer gates lead to the rear garden.

The enclosed rear garden has lawn, sleeper edged borders, two brick built outbuildings, outdoor tap and a paved seating area.

### Material Information











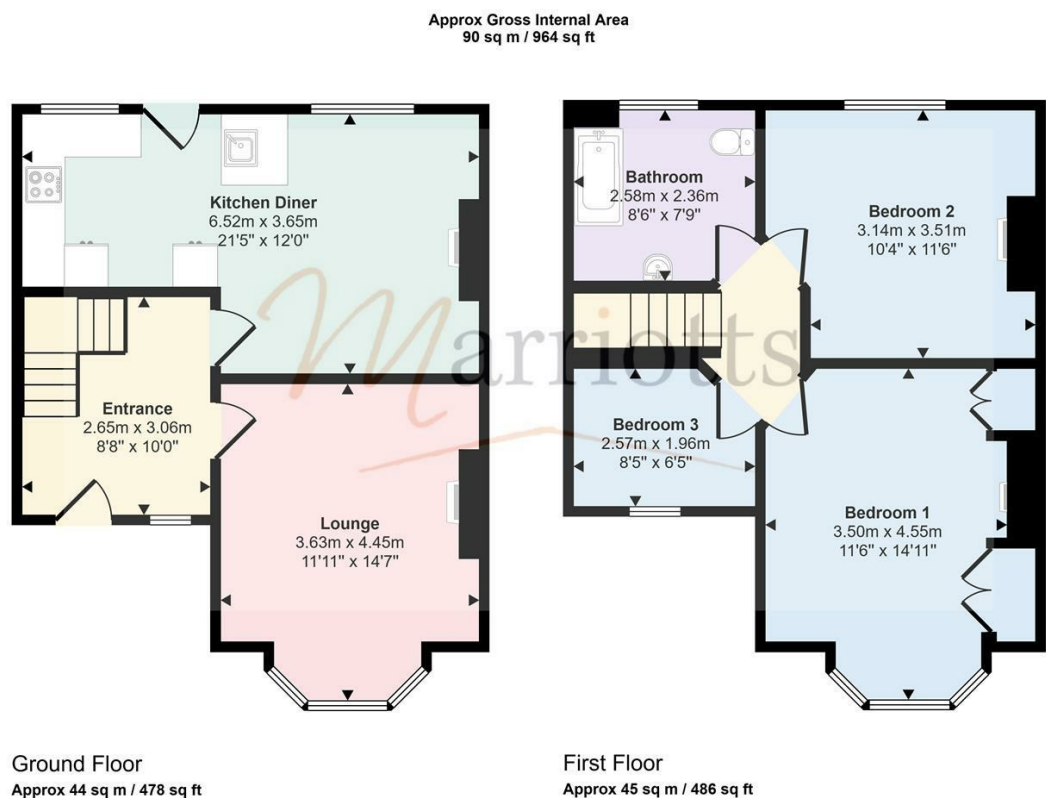
TENURE: Freehold  
 COUNCIL TAX: Gedling borough - Band B  
 PROPERTY CONSTRUCTION: Solid brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
 FLOOD RISK: Low  
 ASBESTOS PRESENT: Not known  
 ANY KNOWN EXTERNAL FACTORS: No  
 LOCATION OF BOILER: Loft  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: Octopus energy  
 MAINS ELECTRICITY PROVIDER: Octopus energy  
 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: Level access to front and rear





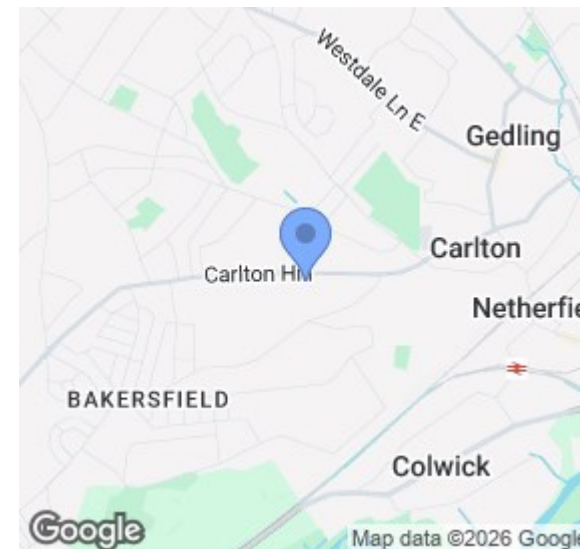






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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).