



1 Towes Mount, Carlton, Nottingham, NG4 1DJ

Offers In The Region Of £325,000

- Spacious and High Specification Three Bedroom Chalet Bungalow
- Large Lounge and Kitchen/Diner
- Utility Room
- Great Size Plot with Extensive Driveway and Integral Garage
- Three Double Bedrooms
- Family Bathroom with Shower and Separate Bath
- Good Size Rear Garden
- Extremely Well Presented

1 Towes Mount, Nottingham NG4 1DJ

Spacious, Extended, Three Bedroom Chalet Bungalow. Immaculately Presented Throughout. Large Lounge and Open Plan Kitchen/Diner. Utility Room. Three Double Bedrooms. Integral Garage and Extensive Driveway. Garden to the rear. High Specification Finish Throughout.



3



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C

Council Tax Band: C



Entrance Hall

Oak effect Karndean LVT flooring. The flooring continues throughout the ground floor into the Kitchen/Diner, Utility and Bathroom. Stairs to the first floor. Doors to the Lounge, Bathroom, Utility Room and Kitchen/Diner.

Lounge

12'79 x 15'1

Gas real flame 'wood burner'. Window to the rear elevation. Radiator.

Kitchen/Diner

11'9 x 19'6

A range of modern base and wall units with Quartz work surfaces. Inset and surface level 5 burner gas hob with extractor over. Double oven and microwave. Plumbing for a dishwasher. Island unit with space for seating. Vaulted ceiling area with two roof windows. Window to the front and rear. Stable door to the side elevation.

Utility Room

9'3 x 8'6

A range of base and wall units. Wall mounted combination boiler. Plumbing for a washing machine. Work surfaces with inset sink. Window to the front.

Bedroom

11'45 x 12'4

Window to the front elevation. Radiator. Built-in wardrobes.

Bathroom

10'75 x 11'9

Bath. Sink Unit. Low level flush toilet. Large double shower unit with mains water mixer shower. Window to the rear. Radiator. Extractor.

First Floor

Doors to both remaining bedrooms.

Bedroom

11'65 x 10'97

Window to the front elevation. Radiator.

Bedroom

11'71 x 10'92

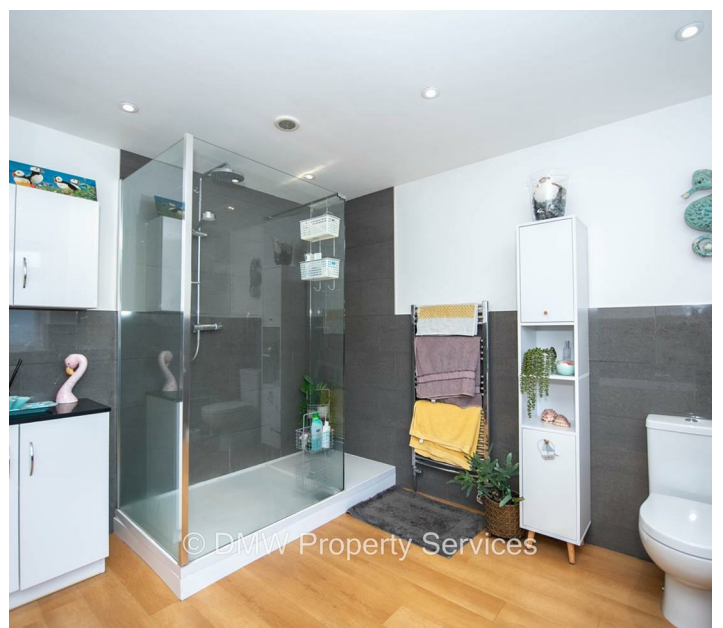
Window to the rear elevation. Radiator. Eave storage.

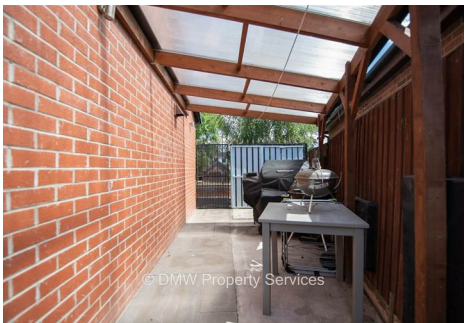
Exterior

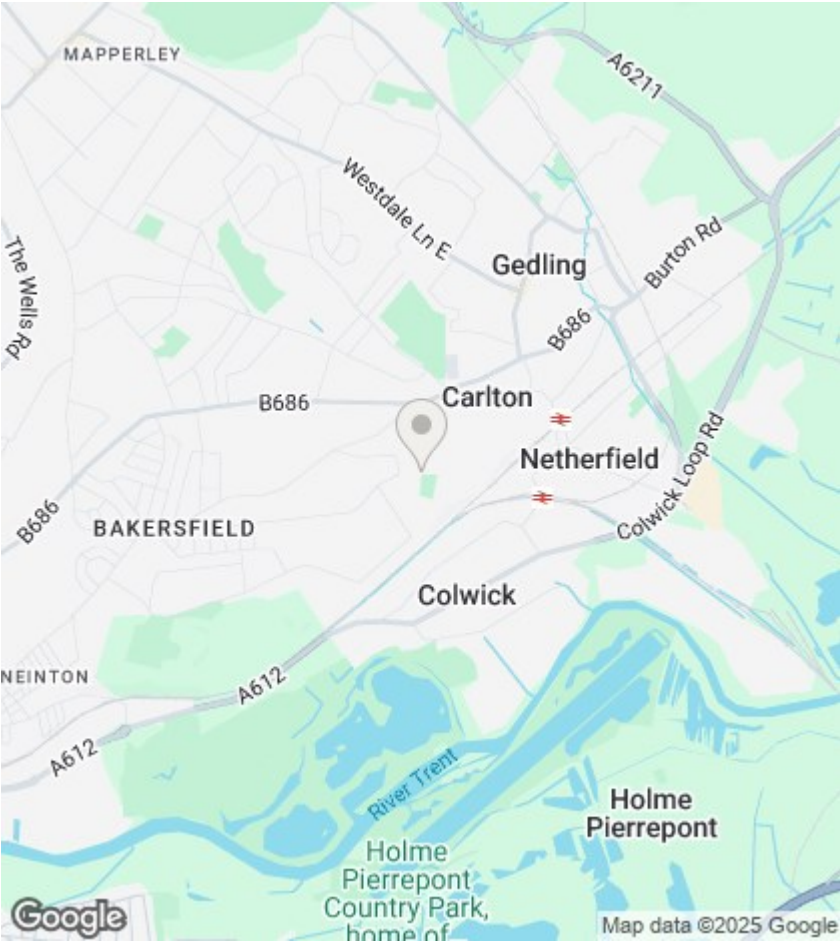
Spacious gardens to the side and rear with patio and Aluminium and glazed pergola. Various raised beds.

Garage

Integral garage with up and over.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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		

Approximate Gross Internal Area
1408 Sq.ft. (130.83 sq.m.)

