



74 Cavendish Road, Carlton, Nottingham, NG4 3SB

Price Guide £300,000

- Large Extended Detached House
- Lounge, Dining Room, Kitchen/Diner, Utility Room
- Three Double Bedrooms
- Substantial Detached Garage
- GUIDE PRICE £300,000 - £325,000
- Situated on a Good Size Plot
- Downstairs W.C
- Spacious Bathroom and Further First Floor W.C
- Low Maintenance Front and Rear Gardens

74 Cavendish Road, Nottingham NG4 3SB

GUIDE PRICE £300,000 - £325,000 - Spacious and Extended Three Bedroom Detached House. Large Lounge, Dining Room, Breakfast Kitchen, Utility Room and Downstairs W.C. Three Double Bedroom, W.C and a very large Bathroom. Externally there is an extensive gated driveway leading to a massive detached garage. Low Maintenance Gardens to the Front and Rear.



Council Tax Band: C



Entrance Hall

10'7 x 6'3

Stairs to the first floor landing. Doors to the Lounge and Kitchen/Diner. Radiator.

Lounge

12'11 x 12'7

Double glazed bay window to the front elevation. Vertical radiator. Feature fireplace.

Kitchen

19'2 x 11'6

Tiled flooring. A range of base and wall units with space for dishwasher and American style fridge/freezer. Integrated double oven. Opens into the Dining Room. Gas hob with extractor over. Window to the side elevation. Doors to the Utility Room and W.C. Spotlights to the ceiling.

Dining Room

9'6 x 8'3

Tiled flooring. Radiator. French doors to the rear elevation.

Utility Room

9'6 x 9'3

Tiled flooring. A range of base and wall units with inset Belfast Style Sink Unit. Door to the rear elevation. Plumbing for a washing machine. Space for a tumble dryer.

W.C

Low level flush toilet. Window to the side elevation.

First Floor Landing

Window to the side elevation. Doors to all Bedrooms, Bathroom and W.C.

Bedroom

13'4 x 10'8

Window to the rear elevation. Radiator.

Bedroom

13'1 x 10'8

Bay window to the front elevation. Radiator.

Bedroom

8'5 x 7'11

Window to the front elevation.

Bathroom

Spacious room comprising sunken jacuzzi bath. Large double shower cubicle with electric shower. Low

level flush toilet. Cupboard housing gas combination boiler. Radiator.

W.C

4'5 x 2'7

Low level flush toilet.

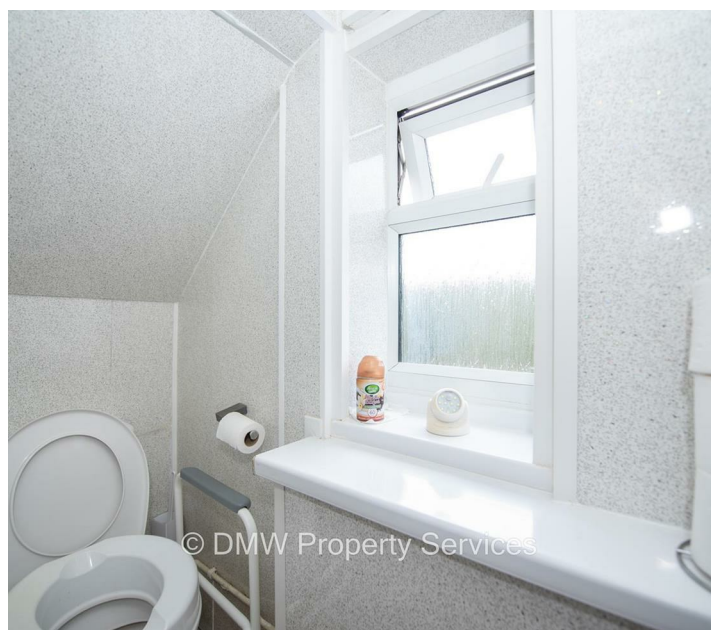
Garage

22'8 x 12'5

Up and over door. Separate area to the rear with pedestrian door.

Exterior

Low maintenance gardens to the front and rear elevation. Driveway to the front and side elevation. Gated Driveway.





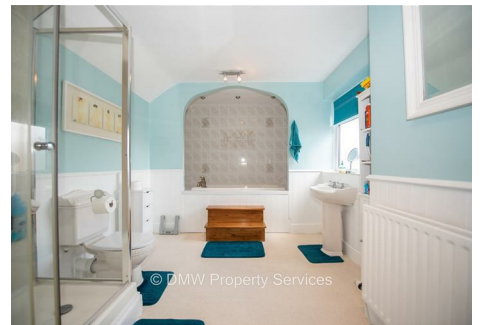
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Viewings

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

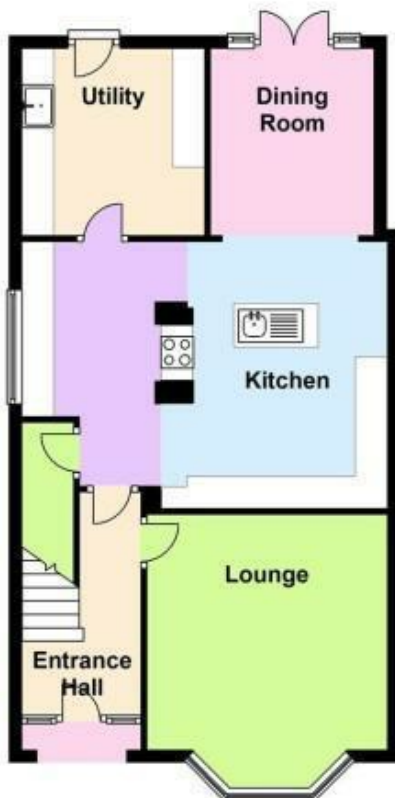
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

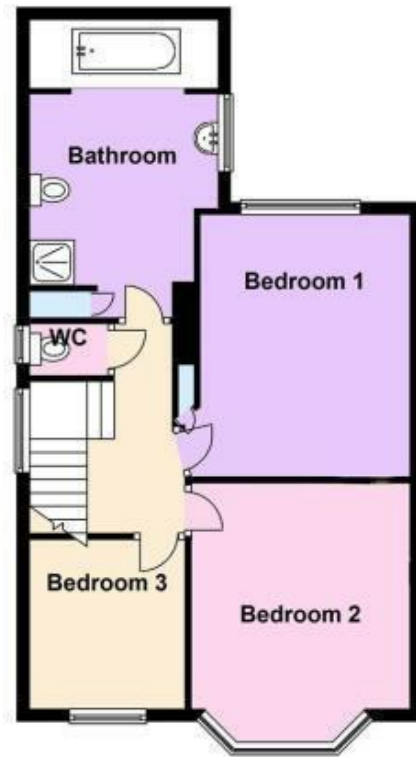
Ground Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)