



5 Elm Drive, Carlton, NG4 3AW

£425,000

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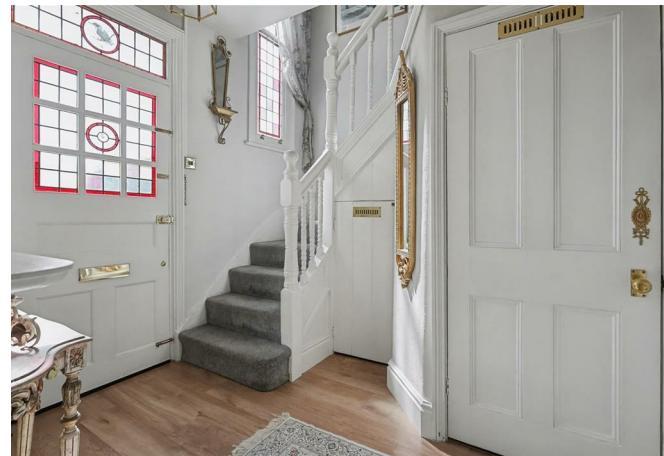
 Marriotts



# 5 Elm Drive Carlton, NG4 3AW

- Three double bedrooms
- Lounge & separate dining room
- Beautiful mature gardens
- Traditional style bathroom
- Private cul-de-sac location
- Close to Netherfield train station

A stunning period detached house located towards the end of a private cul-de-sac just off Station Road, close to Carlton train station, local retail parks and Netherfield's shopping area. Full of character and maintained to a high standard throughout, the property features refurbished double-glazed sash windows, a lovely hallway with original stained glass entrance door and wood style flooring. Original coving, ceiling roses and bay windows to both reception rooms and feature fireplaces including a multi-fuel stove. Breakfast kitchen, three double bedrooms, traditional style bathroom and stunning rear gardens, cleverly and thoughtfully separated in to four separate areas with useful outbuildings, workshops, sunken pond with waterfall and fountain, several separate seating areas and private summer house/garden room with power. Viewing strongly advised!



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## Entrance Hall

With original stained glass front entrance door, sash window, wood style flooring, stairs to the first floor, under-stair cupboard with RCD boards and smart electric meter and a separate large store/cloakroom with plumbing for a washing machine, light, power and houses the gas boiler.

## Living Room

Double-glazed sash bay window to the front, decorative coving and ceiling rose, radiator, wood flooring continuing through to the dining room and a feature recessed brick fireplace with multi-fuel stove, slate tiled hearth and wooden surround.

## Dining Room

Double-glazed sash bay window to the rear, radiator, decorative coving and ceiling rose and decorative cast iron open grate fireplace with black marble hearth and wooden surround.

## Breakfast Kitchen

A range of wall and base units with solid wooden worktops, tiled splashbacks, concealed worksurface lighting and an inset one-and-a-half bowl enamel sink unit and drainer with pelmet downlights. Gas cooker points with brushed steel & glass extractor canopy, wood style flooring, vertical radiator, glazed panel door and double-glazed sash window to the rear.

### First Floor Landing

With radiator and loft access into a partly boarded roof space with electric.

### Bedroom 1

Double-glazed sash window to the rear and radiator with decorative cover.

### Bedroom 2

Double glazed sash window to the front and radiator with decorative cover.

### Bedroom 3

Decorative cast iron fireplace, double-glazed sash window to the rear, radiator, and power points with USB.

### Bathroom

A traditional styled bathroom, consisting of a recessed Jacuzzi bath with full height tiling, central Victorian style mixer and electric shower. Wash basin with traditional tiled surround, base cupboards and electric shaver point, toilet, tiled floor and double-glazed sash window to the front.

### Outside

To the front is a large block paved full-width driveway providing parking for at least three vehicles with side gated access leading to the rear. A separate lockable door leads into a full-length workshop/shed with light and power and a rear door to the garden and decking. To the rear, there is an outside tap, LED floodlight and a pergola-covered seating area. From the decking, steps lead down to the main paved garden with a large sunken fish pond with waterfall and a fountain. There is a brick-built and rendered outbuilding/workshop with light and power, and a separate adjoining timber-framed garden/store room with light. From the main paved area, a decorative metal arch leads through to an attractive cottage-style quadrant garden, with a block paved perimeter path and central plum slate bed and further seating areas either side. Further access then leads to the lawn, which is enclosed by a mixture of hedging and timber panelling, with a corner decked seating area and timber frame summerhouse/garden room with power and double doors. From the lawn, there is access to a further enclosed, paved storage area with PVC shed and greenhouse.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling & Nottinghamshire - Band C

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:



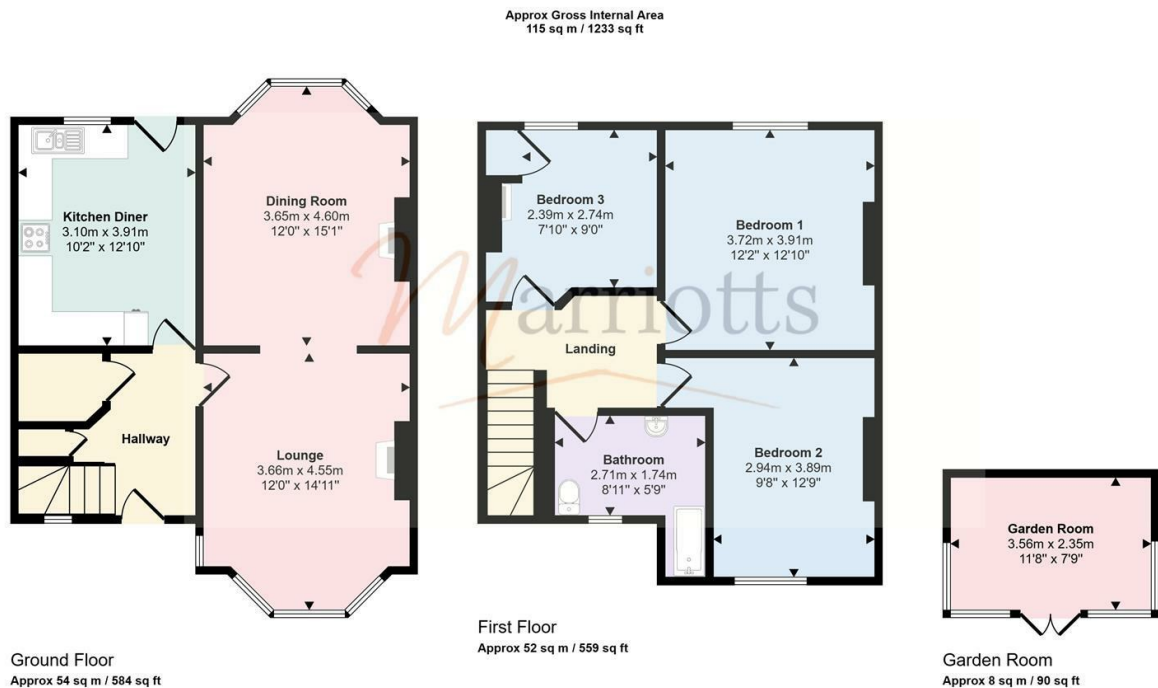




no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: under-stair cupboard  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: n/k  
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







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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>59</b>	<b>72</b>
<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.**

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