JOHNSONS & PARTNERS

Estate and Letting Agency



21 WHEATLEY DRIVE, CARLTON

NOTTINGHAM, NG4 1FE

£235,000

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Well-Presented Two Bedroom Home | Popular Carlton Location | Spacious Living Room | Fitted Kitchen Diner | Separate Utility Room | Two Generous Bedrooms | Modern Bathroom | Beautifully Maintained Rear Garden | Driveway & Garage | Close to Local Amenities and Transport Links | Viewings Advised |

Situated in a popular residential area of Carlton, this well-presented two-bedroom home offers comfortable accommodation, a particularly attractive rear garden and the practical benefits of a driveway and garage.

The property has been well maintained throughout, creating a welcoming home that would suit a range of buyers, from those taking their first step onto the property ladder to anyone looking to downsize.

An entrance porch leads into a generously proportioned living room, offering plenty of space for comfortable seating and featuring a fireplace as a focal point. The staircase rises from the living room, while a door leads through to the kitchen diner at the rear.

The kitchen is fitted with a range of cream-coloured units, complemented by wood-effect worktops and space for everyday dining. French doors provide direct access to the rear garden, creating a lovely connection between the indoor and outdoor spaces. A separate utility room adds valuable practicality and provides access to the garage.

Upstairs, there are two well-proportioned bedrooms, both offering excellent space for furniture and storage. The accommodation is completed by a bathroom fitted with a modern white suite, including a bath with shower over.

Outside, the rear garden is a particularly attractive feature. Beautifully maintained, it offers a generous lawn, established planting borders and a circular seating area positioned towards the far end of the garden. With plenty of space to relax, entertain or simply enjoy the outdoors, it provides a lovely setting throughout the warmer months.

To the front, a driveway provides off-road parking and leads to the attached garage.

Wheatley Drive enjoys a convenient position within Carlton, with a variety of local shops, supermarkets, schools and everyday amenities within easy reach. Excellent transport connections also provide straightforward access to Nottingham city centre and surrounding areas.

Combining a popular location, well-maintained accommodation and a delightful garden, this is an excellent opportunity to acquire a comfortable home with plenty to offer.

Entrance Porch

Living Room
17'5" × 12'10" (5.31m × 3.92m)

Dining Kitchen
12'10" × 8'10" (3.92m × 2.71m)

Utility Room
7'8" × 6'10" (2.36m × 2.10m)

First Floor Landing

Bedroom One
12'11" × 11'10" (3.95m × 3.63m)

Bedroom Two
12'11" × 9'1" (3.95m × 2.77m)

Bathroom
7'3" × 4'7" (2.21m × 1.42m)

Garage
17'11" × 7'8" (5.48m × 2.36m)

Buyers AML Check
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.









Road Map



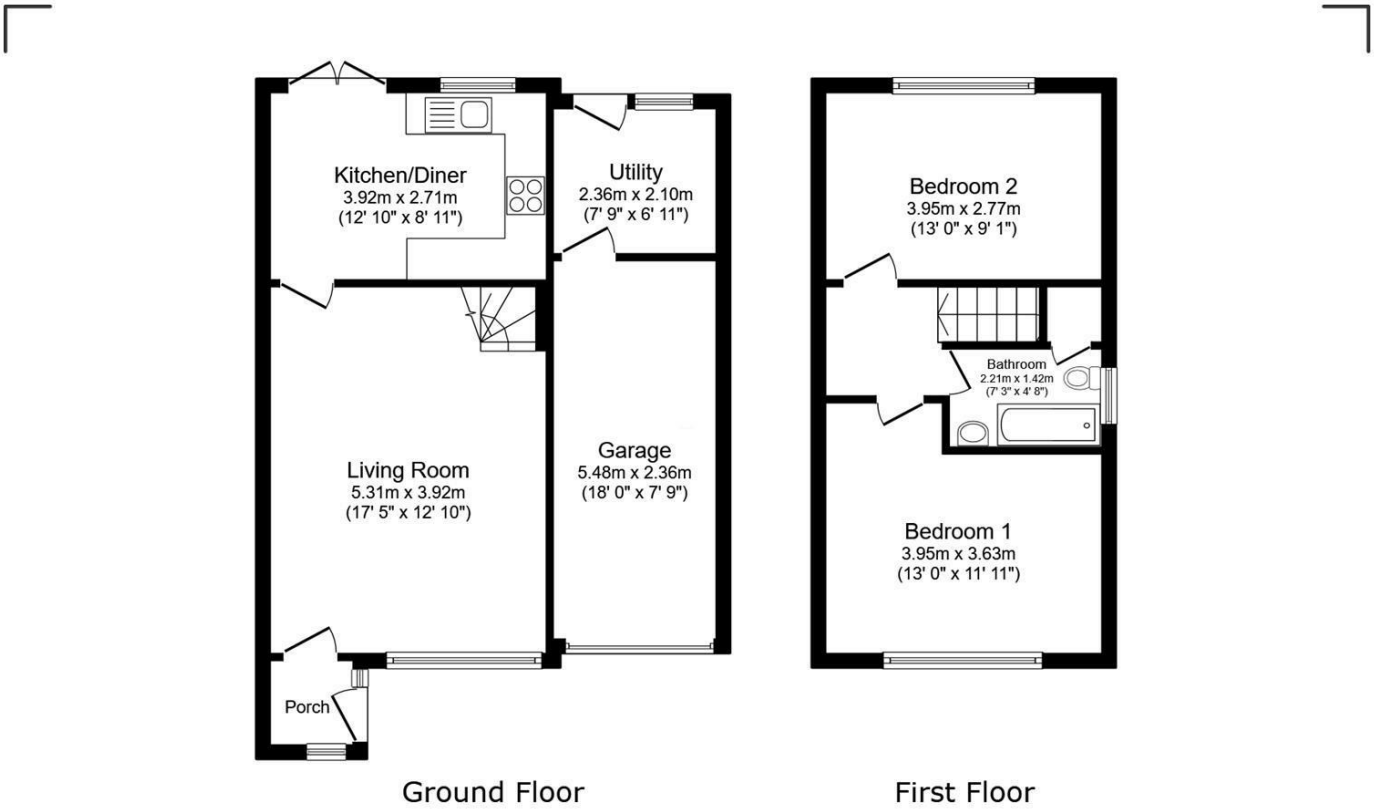
Hybrid Map



Terrain Map



Floor Plan



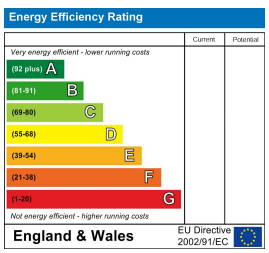
Total floor area: 85.4 sq.m. (920 sq.ft.)

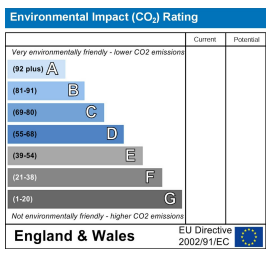
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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