



Gardenia Grove
Carlton, Nottingham NG3 6HY

**SUBSTANTIAL FIVE BEDROOM DETACHED
FAMILY HOME**

Guide Price £525,000 Freehold



** GUIDE PRICE £525,000 - £550,000 **

A beautifully presented and generously proportioned five-bedroom detached family home, set back from the road and offering ample off-road parking in this popular residential location.

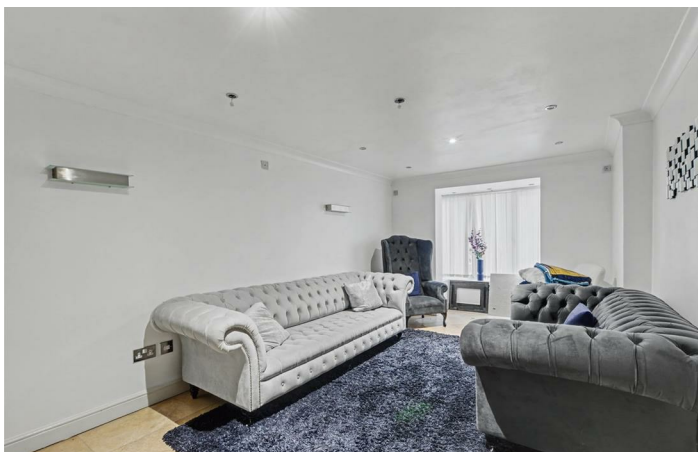
Upon entering, the welcoming entrance hallway with travertine flooring leads to a spacious reception room with bay window to the front elevation. The heart of the home is the impressive open plan dining kitchen, fitted with a range of modern wall and base units, stone work surfaces and ample dining space, perfect for entertaining and family gatherings. Internal glazed doors lead through to the living room and garden room, both enjoying French doors opening onto the rear garden, creating a seamless indoor-outdoor flow.

The ground floor further benefits from a utility room, ground floor WC, integral garage and an additional home gym space, providing excellent versatility.

On the first floor are five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, as do two further bedrooms, making this an ideal home for larger families. A contemporary family bathroom with a four-piece suite serves the remaining accommodation.

Externally, the property has a spacious front driveway and a good-sized enclosed rear garden, mainly laid to lawn, with a patio seating area and fenced boundaries, ideal for families and outdoor entertaining.

Situated within easy reach of Mapperley, Gedling and Nottingham City Centre, with excellent local amenities, schooling and transport links nearby, this is a superb opportunity to acquire a substantial family home in a desirable location.



Entrance Hallway

18' x 7'7 approx (5.49m x 2.31m approx)

Modern double glazed composite door to the front elevation with fixed double glazed panels either side, recessed spotlights to the ceiling, coving to the ceiling, sweeping staircase leading to the first floor landing, travertine flooring, internal doors leading through to:

Reception Room

20'11 x 10'8 approx (6.38m x 3.25m approx)

UPVC double glazed bay window to the front elevation, travertine flooring, recessed spotlights to the ceiling, coving to the ceiling.

Dining Kitchen

13'06 x 23'3 approx (4.11m x 7.09m approx)

This spacious open plan modern dining kitchen benefits from having a range of matching wall and base units with stone worksurfaces over, space and point for a freestanding Range cooker, tiled splashbacks, stainless steel extractor hood, coving to the ceiling, UPVC double glazed window to the rear elevation, ample space for a dining table, travertine flooring, space and point for a freestanding fridge freezer, integrated dishwasher, pelmet lighting, internal glazed doors leading through to the living room and garden room.

Garden Room

12'10 x 10'7 approx (3.91m x 3.23m approx)

Two UPVC double glazed French doors either side leading out to the rear garden, UPVC double glazed picture window to the rear elevation, recessed spotlights to the ceiling, travertine flooring.

Living Room

12'6 x 16'07 approx (3.81m x 5.05m approx)

UPVC double glazed French doors leading out to the rear garden, recessed spotlights to the ceiling, coving to the ceiling, wall light points.

Ground Floor Bathroom

3'5 x 5'11 approx (1.04m x 1.80m approx)

Vanity wash hand basin with storage cupboards below, low level flush WC, tiling to the floor, tiled splashbacks, chrome heated towel rail, recessed spotlights to the ceiling.

Utility Room

10'5 x 6'8 approx (3.18m x 2.03m approx)

UPVC double glazed door to the side elevation, a range of wall and base units with stone worksurfaces over, space and plumbing for an automatic washing machine, space and point for a freestanding tumble dryer, coving to the ceiling, recessed spotlights to the ceiling, travertine flooring, internal door leading through to the integral garage.

Integral Garage

18'11 x 7'08 approx (5.77m x 2.34m approx)

Roller shutter door to the front elevation, light and power, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, panelled door leading to the home gym.

Home Gym

8'05 x 15'06 approx (2.57m x 4.72m approx)

With light and power.

First Floor Landing

UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, coving to the ceiling, loft access hatch, feature radiator, panelled doors leading off to:

Bedroom One

16'10 x 13'10 approx (5.13m x 4.22m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, panelled door leading to en-suite shower room.

En-Suite Shower Room

4' x 7'8 approx (1.22m x 2.34m approx)

Three piece suite comprising walk-in shower enclosure with mains fed shower above, vanity wash hand basin, low level flush WC, UPVC double glazed window to the side elevation, tiled splashbacks, tiling to the floor, heated towel rail, recessed spotlights to the ceiling, coving to the ceiling, extractor fan.

Bedroom Two

8'5 x 11'7 approx (2.57m x 3.53m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Family Bathroom

10'3 x 6'7 approx (3.12m x 2.01m approx)

Four piece suite comprising walk-in shower enclosure with mains fed rainwater shower over, vanity wash hand basin with storage cupboard below, low level flush WC, P-shaped jacuzzi bath, UPVC double glazed window to the side elevation, extractor fan, recessed spotlights to the ceiling, tiling to the floor, tiled splashbacks.

Bedroom Three

12'9 x 16'8 approx (3.89m x 5.08m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, panelled door leading to the en-suite shower room.

En-Suite Shower Room

3'4 x 7'04 approx (1.02m x 2.24m approx)

UPVC double glazed window to the side elevation, walk-in shower enclosure featuring electric Mira shower above, vanity wash hand basin with storage cupboard below, low level flush WC, heated towel rail, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

Bedroom Four

13'04 x 9'05 approx (4.06m x 2.87m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling.

Bedroom Five

13'05 x 17'05 approx (4.09m x 5.31m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, panelled door leading to the en-suite shower room.

En-Suite Shower Room

3'11 x 5'10 approx (1.19m x 1.78m approx)

Walk-in shower enclosure featuring electric Mira shower above, vanity wash hand basin, low level flush WC, extractor fan, coving to the ceiling, recessed spotlights to the ceiling, tiled splashbacks, tiling to the floor, heated towel rail.

Outside

The property sits set back from the main road with a spacious driveway providing ample off the road vehicle hardstanding, fencing to the boundaries with secure access to the rear of the property.

To the rear of the property there is a good sized enclosed garden being laid mainly to lawn, additional patio area, with fencing and hedging to the boundaries.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

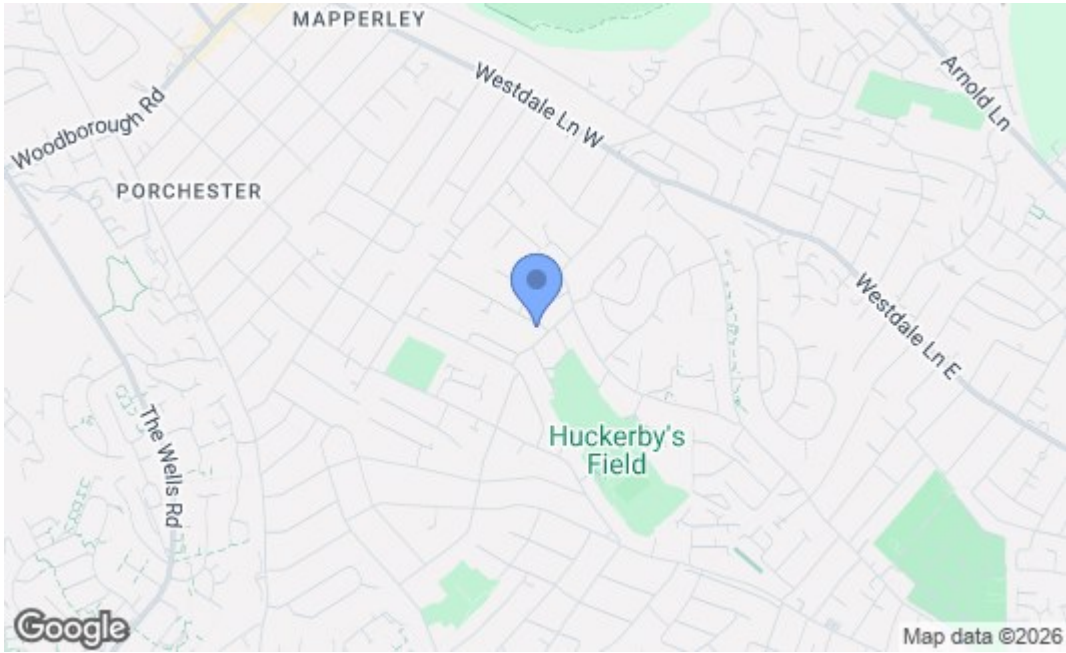
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.