



Carlton House Wellington Road, Telford, TF2 8NX

Offers In The Region Of £475,000

Carlton House presents an excellent opportunity for those seeking a spacious and well-appointed family home in a desirable location. With its thoughtful layout and beautiful garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Hallway

A beautiful entrance into the property through a porch opening into the main hallway. Pretty stain-glass windows and the original mosaic flooring add to the grandeur of the property,

Living Room

With high ceilings and a big, front-facing bay window, the living room feels bright and spacious whilst also warm and cosy due to the feature gas fireplace.

Dining Room

Flowing nicely from the living room through internal French doors, the dining area benefits from a stylish feature fireplace and hardwood flooring. A bright and an airy room linking the conservatory, living room and kitchen.

Conservatory

A great addition to the property; a real suntrap and an ideal room for relaxing whilst overlooking the lovely rear garden. Large windows and French doors leading onto the patio allow natural light to flood in.

Kitchen

Fitted with wooden wall and base units providing ample storage space and worksurfaces, as well as an integrated gas oven and hob and a sunken sink. Exposed beams to the ceiling and a large window with views to the side of the property.

Utility

A handy utility space with fitted units and plumbing for appliances such as a dishwasher or washing machine. The boiler is also found here.

Rear Hallway

Rear entryway with access to the ground floor WC and utility room.

Stairs & Landing

Large staircase leading to the first floor and a generous landing. Access to the loft through a hatch with a ladder.

Master Bedroom

A large double bedroom with a beautiful bay window featuring decorative stained-glass and views over the front garden. Plenty of cupboard space with big built-in wardrobes and the added convenience of an en-suite shower room.

En-Suite

Fully tiled, fitted with a good-sized shower unit, white WC and basin. Added benefits of a radiator, light fitting and extractor fan.

Bedroom Two

A further double bedroom with lovely views over the rear garden and fields beyond. Large, fitted

wardrobes, large radiator, big window and ceiling light fitting.

Bedroom Three

Larger than your average 'box room', this third bedroom could serve as a nursery, dressing room or home office.

Shower Room

Able to accommodate the whole family, this shower room offers plenty of space, a large shower unit with a sliding glass door, WC and basin, heated chrome towel rail, large, frosted window and a handy storage cupboard. Being of generous size, the room could easily incorporate a stand-alone bathtub.

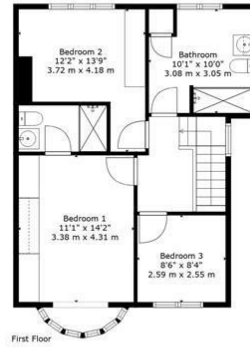
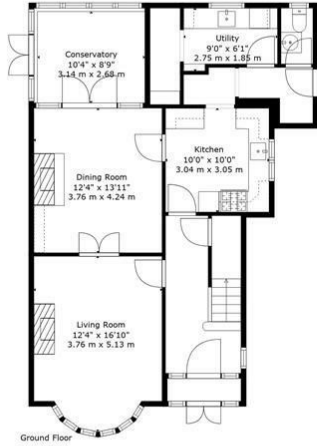
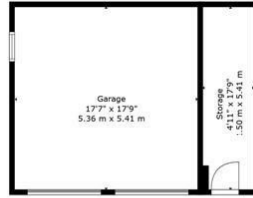
Garage & Driveway

A beautiful approach to the property up a private, gated driveway opening into a paved area and double garage. There is the added benefit of an adjoining shed/storage area to the garage, accessed through a single doorway.

Garden

Wrapping around the entire property, the garden is an oasis of mature shrubs, trees and flower beds, with areas of rockery and lawn. There is space for extending the property on a number of elevations. There are three ponds within the garden.

Floor Plan

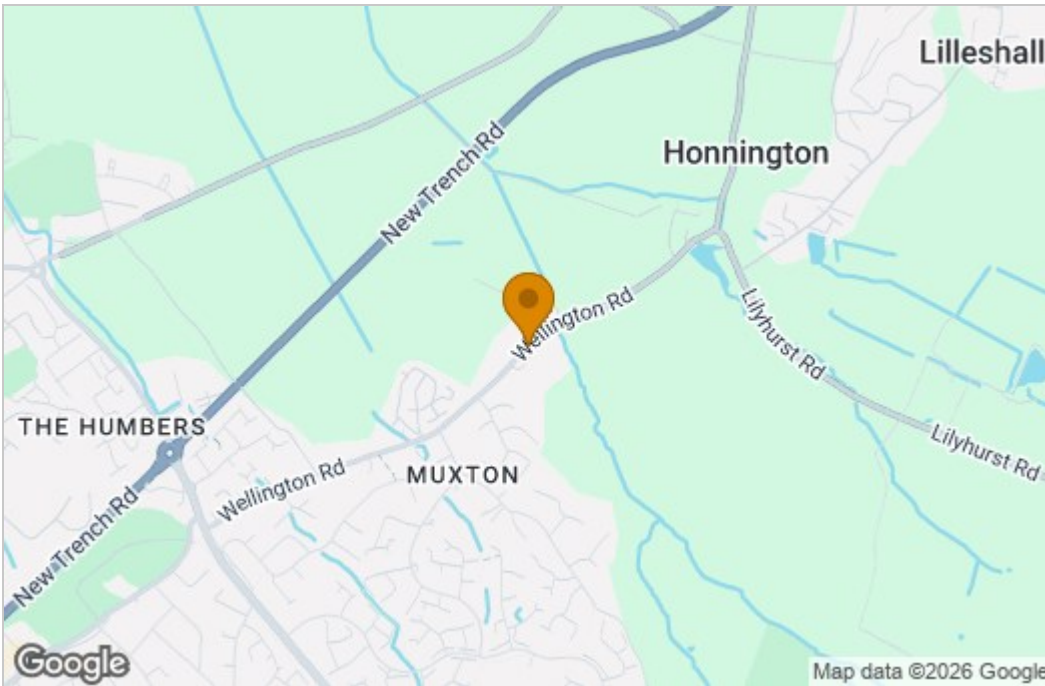


TOTAL: 1405 sq. ft, 130 m²
 GROUND FLOOR: 799 sq. ft, 74 m², FIRST FLOOR: 606 sq. ft, 56 m²
 EXCLUDED AREAS: UNDEFINED: 15 sq. ft, 1 m², UTILITY: 50 sq. ft, 5 m², STORAGE: 87 sq. ft, 8 m²,
 GARAGE: 312 sq. ft, 29 m²
 WALLS: 176 sq. ft, 17 m²



Measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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