



53 Russet Avenue

Carlton | NG4 3BT | Asking Price £385,000 - £390,000

ROYSTON
& LUND

- *** ASKING PRICE OF £385,000 ***
- Downstairs WC
- Integrated Kitchen Appliances
- Beautifully Presented Tiered Garden
- EPC Rating - C
- Immaculately Presented Throughout
- Ample Off Street Parking And Integral Garage
- Ensuite Shower Room And Built In Wardrobes
- Close By To Numerous Amenities
- Freehold - Council Tax Band - D





****Asking Price £385,000****

A well appointed four bedroom detached property located in Carlton. Situated close by to numerous amenities such as local shops and pubs, as well as excellent transport links into the City Centre, not to mention being in the catchment area for well-regarded schools. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads into the main reception room, kitchen, downstairs WC and access to the garage. The living room is a generous size with a front aspect window flooding the room with natural light pieced together with a stylish fireplace. Off the living room you enter the dining room through an opening which has plenty of space for family meals whilst granting access to the rear garden via French doors. The kitchen is ample in size with integrated kitchen appliances such as an oven, hob and extractor fan with more than enough room to add freestanding appliances. The ground floor further boasts of an interior door that allows access to the integral garage where there are fittings for fridge, freezer and washing machine. There is also a downstairs WC.

To the first floor there are four well proportioned double bedrooms. The principle bedroom having an ensuite shower room. Bedroom two has built in wardrobe space. All four bedrooms have access to a three piece family bathroom.

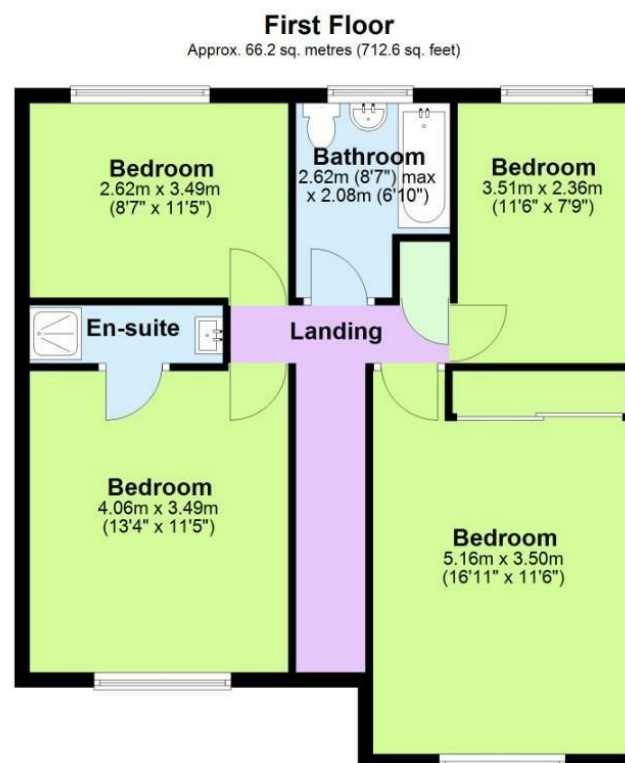
Facing the property there is ample off street parking via a double driveway leading up to a single integral garage. To the rear of the property there is a three-tiered garden. Starting with lawn space off from the French doors creating ample space, moving down the steps to the right aspect where there is decking and a shingled seating area with raised flower beds and finishing off with a further tiered shingled area to the rear aspect which leads onto further lawn space to the back.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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		



Total area: approx. 133.6 sq. metres (1437.5 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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