

21 Swallow Gardens, Carlton Nottingham, NG4 1NR

£250,000

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Marriotts



21 Swallow Gardens
Carlton Nottingham, NG4 1NR

- Modern detached bungalow
- Modern fully tiled shower room
- Kitchen with integrated oven & hob
- Two bedrooms & detached garage
- Freshly redecorated throughout
- Newly hard landscaped garden and garage

FOR SALE WITH NO UPWARD CHAIN!! Situated in a highly sought-after cul-de-sac just off Valley Road, this beautifully modernised bungalow is presented in excellent move-in-ready condition and offers stylish, low-maintenance living throughout.

Recently redecorated in neutral tones and benefiting from brand new carpets, the accommodation also features a contemporary shower room, a recently installed combination boiler, and replacement double-glazed windows for improved energy efficiency and comfort.

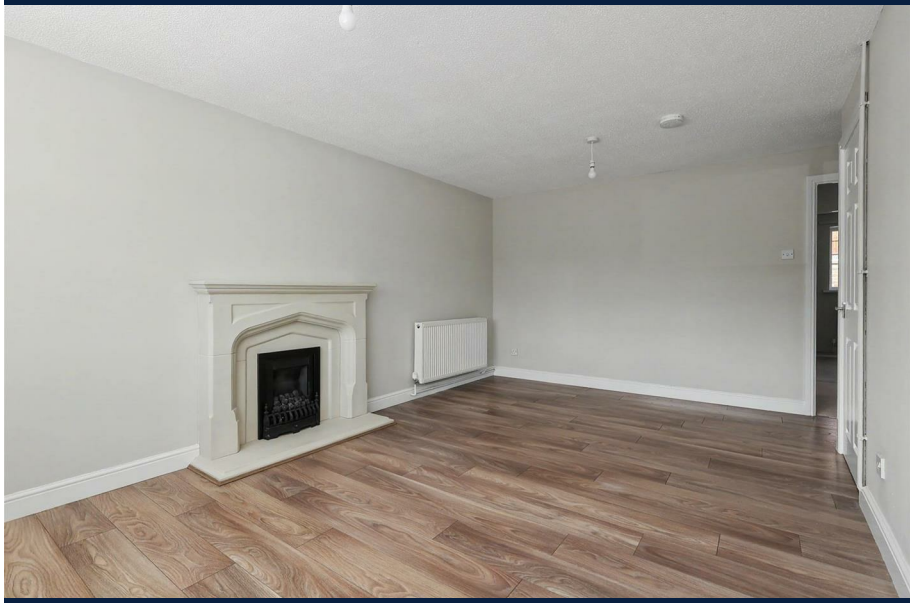
Outside, the property boasts a detached garage with a newly replaced roof, while the rear garden has been transformed into a stunning split-level outdoor space with brand new Indian sandstone paving, creating a low-maintenance setting that's perfect for relaxing or entertaining.

Located within easy reach of local amenities, transport links and nearby green spaces, this exceptional bungalow is ideal for buyers looking to downsize, retire or simply enjoy single-storey living in a desirable residential location.





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Entrance Hall

With a double-glazed composite front entrance door, marble-effect tiled floor, cloaks cupboard housing the modern RCD board fitted in 2023 and door through to the living room.

Living Room

Feature stone effect fireplace and hearth with living flame coal effect gas fire, UPVC double glazed bay window of the front, two radiators, wood laminate flooring, smoke alarm and doors to both the kitchen and inner hallway.

Kitchen

A range of wall and base units with worktops incorporating a stainless steel sink unit and drainer with tiled splashbacks. Appliances consist of a Zanussi brushed steel electric oven and a four-ring gas hob with extractor. Plumbing for a washing machine, small breakfast bar with radiator, tiled floor, UPVC double glazed window and composite side door and cupboard housing the recently installed Main combination gas boiler.

Inner Hallway

Loft access and doors to both bedrooms and showroom.

Bedroom 1

Newly carpeted with a built-in double wardrobe, radiator and UPVC double glazed rear window.

Bedroom 2

Also newly carpeted with UPVC double glazed rear window and radiator.

Shower Room

With fully tiled two-tone walls and matching tiled floor, the suite in white consists of a large shower cubicle with electric shower, dual flush toilet and pedestal wash basin. Chrome ladder towel rail, extractor fan and a UPVC double glazed side window.

Outside

To the front is a low-maintenance gravelled garden and driveway, outside tap and double wooden gates leading to further parking and the garage. The garage is brick built, with up and over door, side door, light, power and has a brand new roof. The rear garden is tiered, with full-width Indian sandstone. The main patio has steps leading up to the further Indian sandstone garden, partly enclosed with fencing and with a brick retaining wall providing a raised gravelled area.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling & Nottinghamshire Council -

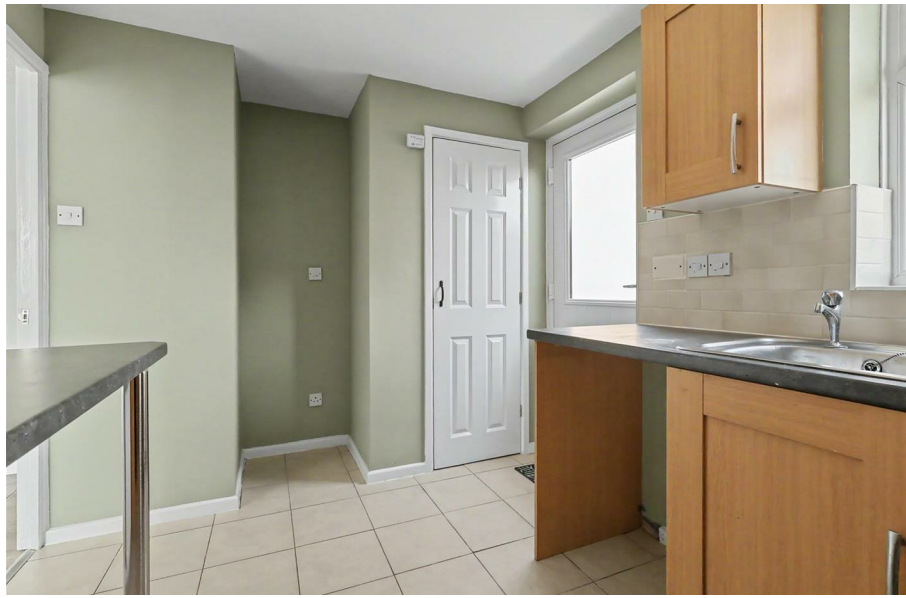






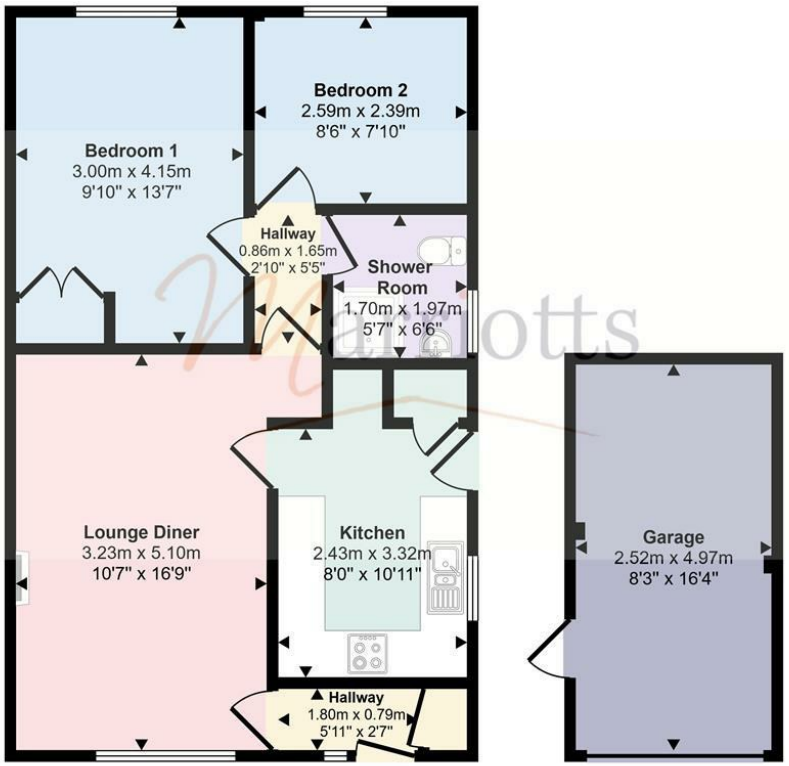


Band C
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
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





Approx Gross Internal Area
68 sq m / 727 sq ft

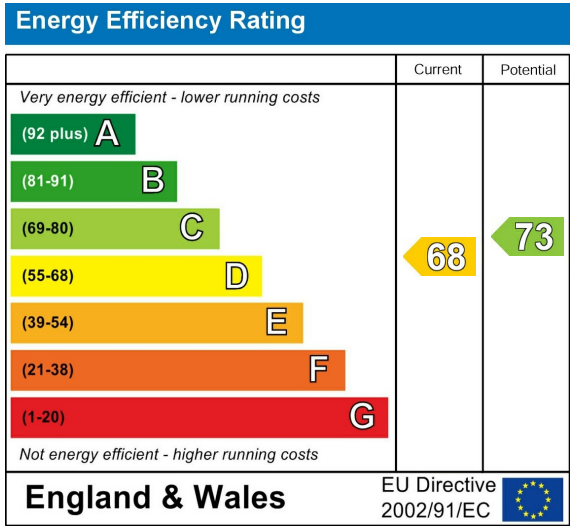


Floorplan
Approx 55 sq m / 593 sq ft

Garage
Approx 13 sq m / 135 sq ft

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.







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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5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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