



26a Bentley Avenue, Carlton, NG3 7AX
£270,000



Marriotts



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- Two double bedrooms
- Modern kitchen & shower room
- Bedroom 1 with walk-in wardrobe
- Hall with downstairs toilet
- Spacious landing with wardrobes
- No upward chain

An impressive detached dormer property with two double bedrooms, hall with downstairs toilet, living room with feature fireplace, separate dining room and modern fitted kitchen with appliances! For sale with NO UPWARD CHAIN!!

£270,000



Overview

Located on Bentley Avenue on the borders of Carlton and Bakersfield, this charming detached dormer property house offers a perfect blend of modern living and comfort. Built in 2008, the property spans an impressive 904 square feet and boasts a well-maintained garden that is virtually south-facing, ensuring plenty of sunlight throughout the day. The well maintained garden also features a full-width patio, ideal for outdoor entertaining or simply enjoying a quiet moment in the fresh air.

Upon entering, you are greeted by a lovely entrance hall that leads to both the living room and separate dining room, which in-turn leads through to the modern kitchen which is finished in cream gloss and is equipped with integrated appliances including a fridge freezer. The ground floor also includes a convenient downstairs toilet with under-stair storage, enhancing the practicality of the home.

The first floor features a spacious landing, complete with modern built-in wardrobes and cupboards, offering plenty of storage solutions and there is also a skylight with fitted blackout blind, which also features in the shower room. The master bedroom is a true highlight, featuring a dormer window and a walk-in wardrobe that adds a touch of luxury. The property also includes a well-appointed shower room, designed with contemporary finishes and for peace of mind, the property also benefits from a modern Ideal Logic combination boiler installed in June 2021.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a modern lifestyle in a desirable location. Don't miss the chance to make this charming house your new home.



Entrance Hall

UPVC double-glazed front entrance door, radiator, wood laminate flooring with inset door mat, half wall panelling, UPVC double-glazed front window, ceiling downlights, spindled stairs leading to the first floor, and doors to the living room, dining area and downstairs toilet.

Downstairs Toilet

Consisting of a dual flush toilet and wash basin with patterned tiled splashback, tiled floor, wall-mounted Ideal Logic combination gas boiler, RCD board and an under-stair store area with fitted vertical blind and light.

Living Room

Feature fireplace with log effect electric fire, vertical radiator and UPVC double-glazed sliding patio door to the rear garden.

Dining Area

With ceiling downlights, radiator and UPVC double-glazed double doors leading out of the patio.

Kitchen

A range of doors in cream gloss with granite effect worktops and upstands, tiled splashbacks and LED worksurface lighting. Appliances consist of brushed steel trim electric double oven, four-ring gas hob with brushed steel and glass canopy and black glass splashback. Integrated fridge freezer, plumbing for washing machine, space for a tumble dryer, kickboard heater, LED downlights and UPVC double-glazed front window.

First Floor Landing

A range of built-in wardrobes and shelved cupboards, skylight with fitted blackout blind, radiator, downlights and loft access.

Bedroom 1

Built-in sliding door wardrobe with fitted chest of drawers, UPVC double-glazed dormer bay window, ceiling downlights, and door leading to a walk-in wardrobe with hanging rail and light.

Bedroom 2

UPVC double-glazed dormer window, radiator and ceiling downlights.

Shower Room

With fully tiled walls and a contrasting tiled floor, the suite consists of a corner cubicle with chrome mains shower, wash basin with vanity cupboard, mirror and pelmet downlight with sensor. Concealed dual flush toilet with surround and cupboards, radiator, ceiling downlights, extractor fan and skylight with fitted blackout blind.

Outside

To the front is a pressed concrete driveway, extending to a front path, enclosed with a brick wall and artificial lawn with raised timber sleeper flower beds. Side gated access to the side, with external power points and to the rear it is a large shaped paved patio with wall light and step leading down to the lawn with established borders, garden shed and enclosed with a fenced perimeter.

Material Information



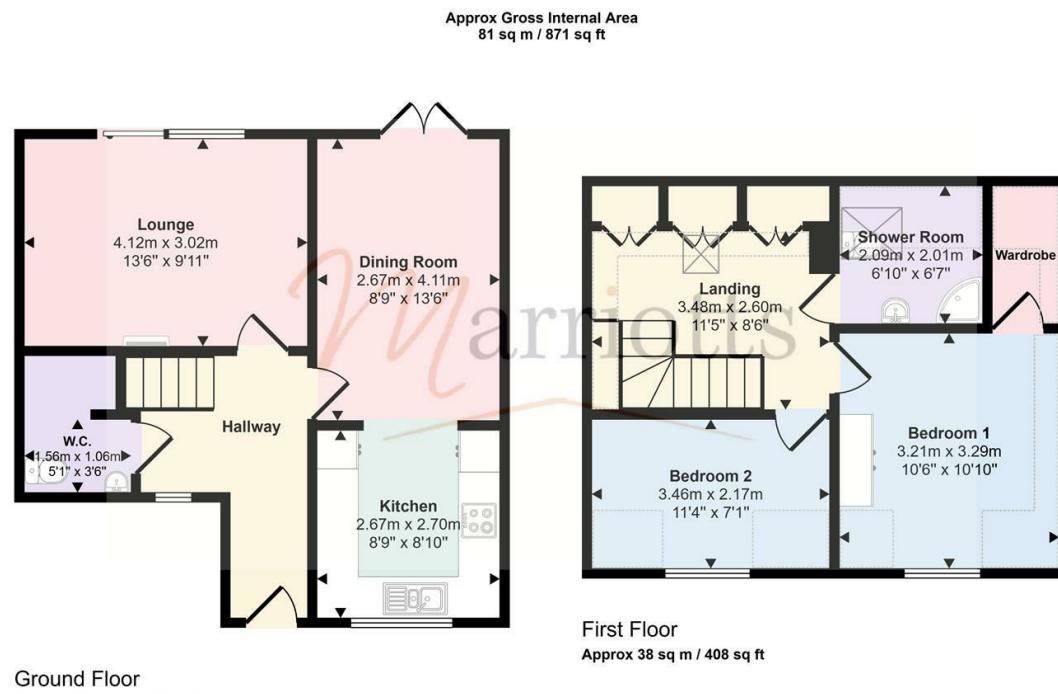




TENURE: Freehold
COUNCIL TAX: Nottingham City - Band C
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: downstairs toilet
UTILITIES - 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 front and rear access





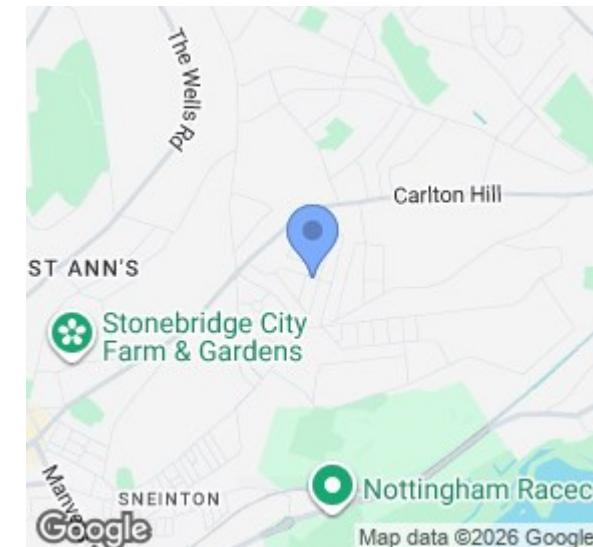


Denotes head height below 1.5m

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	76	
(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			



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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