5 Kestrel Close, Carlton, NG4 1NS

£160,000

2 1 1

Marriotts

5 Kestrel Close
Carlton, NG4 1NS

- No Upward Chain
- Two bedrooms. Bathroom with three-piece suite
- Generous rear garden
- Quiet cul-de-sac location
- Good-sized lounge. Fitted kitchen diner
- Parking in a nearby communal car park

Tucked away in a peaceful position on Kestrel Close, this two-bedroom home enjoys a lovely outlook over Valley Road playing fields.

The accommodation includes a good-sized lounge, with an open archway leading through to the fitted kitchen diner, creating a sociable and practical living space. Upstairs, there are two bedrooms and a fully tiled bathroom fitted with a three-piece suite. Outside, the property benefits from a generous rear garden, offering plenty of potential for landscaping, entertaining or simply enjoying the outdoor space. Parking is available in a nearby communal car park.

Ideally situated within easy reach of a variety of local shops, well-regarded schools and excellent transport links into Nottingham City Centre, the property combines a quiet residential setting with everyday convenience. Offered for sale with no upward chain, this property presents a fantastic opportunity for first-time buyers or downsizers seeking a home with the potential to update and personalise the décor to their own taste.

£160,000

Entrance

A UPVC door leads into the hallway which has the alarm panel, wall mounted RCD board and carpet. Carpeted stairs rise to the first floor and a door opens into the living room.

Living room

Gas fire set within a hearth and surround provides a focal point, there is a radiator, wall mounted thermostat controls, from square UPVC double glazed bay window, and carpet through to the dining area.

Kitchen diner

The kitchen is fitted with wall and floor cabinets, worktop and tiled splash back. Stainless steel sink & mixer tap, integrated electric oven and gas hob along with space for a tall fridge freezer and washing machine. Wall mounted boiler services the hot water. Rear UPVC double glazed window and wood effect vinyl flooring. There is dining space adjacent with a side square UPVC double glazed window and UPVC double glazed window to the garden. A second wall mounted boiler services the central heating.

Landing

With carpet and loft access

Bedroom 1

The master bedroom has two storage cupboards, one has a radiator, a front UPVC double glazed window, radiator and carpet.

Bedroom 2

Rear UPVC double glazed window, carpet and radiator.

Bathroom

The fully tiled bathroom has a suite comprising of wash hand basin with mixer tap, toilet with dual flush and bath with mixer tap and mains shower over. There is a heated towel rail, rear UPVC double glazed window and vinyl floor.

Outside

The rear garden is fully enclosed with a paved patio area and outdoor tap from the back door, and lawn beyond. A side passageway leads to the front of the property via a timber gate and there is room here fore bin storage.

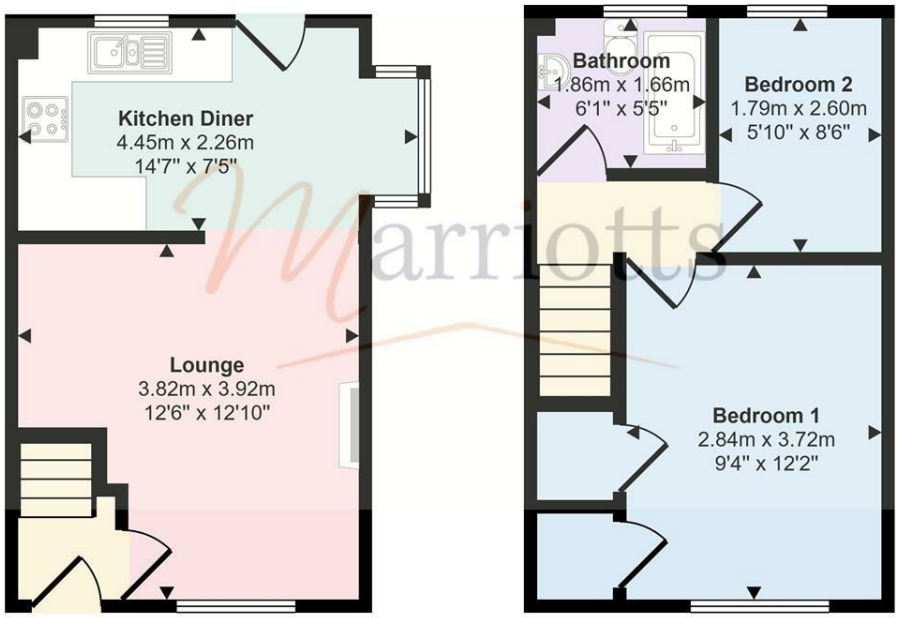
To the front a pathway to the house meets a shared pathway via the front garden. Off street parking is available in the communal car park near by and spaces are unallocated.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band B
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared footpath to the front
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known
FLOOD RISK: Very low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen diner
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British gas
MAINS ELECTRICITY PROVIDER: British gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
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

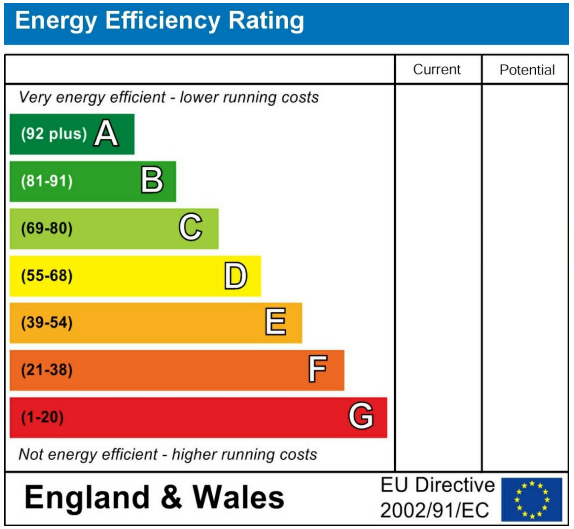
Approx Gross Internal Area
50 sq m / 536 sq ft



Ground Floor
Approx 25 sq m / 270 sq ft

First Floor
Approx 25 sq m / 266 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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK