

Foxhill Road  
Carlton, Nottingham NG4 1PX

A DETACHED HOME FOR SALE!

**Offers In The Region Of £290,000 Freehold**



A spacious and well-presented three-bedroom detached home, ideally situated within a popular residential location offering excellent access to local amenities, well-regarded schools, and convenient transport links into Nottingham City Centre.

The property provides generous and versatile accommodation throughout, making it perfectly suited to family living. To the ground floor, there are two spacious reception rooms, offering ample space for both relaxing and entertaining, along with a separate dining room ideal for family meals. The fitted kitchen is well-equipped with a range of units and worktop space, complemented by a practical utility room which also benefits from a ground floor wet room for added convenience.

To the first floor, the property hosts three well-proportioned bedrooms, including two doubles and a comfortable single. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom suite.

Externally, the property boasts a driveway to the front providing off-street parking, alongside a lawned garden. To the rear is a private, low-maintenance enclosed courtyard garden, ideal for outdoor seating and entertaining.

This fantastic home combines space, practicality, and a desirable location, making it an excellent opportunity for a wide range of buyers.



### Entrance Porch

UPVC double glazed door to the side elevation, UPVC double glazed windows to the front and side elevations, tiled flooring, wooden door leading through to the living room.

### Living Room

18'20 x 20'21 approx (5.49m x 6.10m approx)

Laminate flooring, UPVC double glazed window to the front elevation, two wall mounted radiators, staircase leading to the first floor landing, UPVC double glazed bay window to the front elevation, storage cupboard, door leading through to the kitchen diner.

### Kitchen Diner

20'37 x 9'96 approx (6.10m x 2.74m approx)

Tiled flooring, two UPVC double glazed windows to the side elevation, UPVC double glazed window to the rear elevation, cupboard housing the boiler, wall mounted radiator, door leading to the utility room, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a Range cooker with extractor hood above, space and point for a fridge freezer, tiled splashbacks.

### Utility Room

Door leading through to the shower room, door leading to the lean to, door leading out to the rear garden, tiled flooring, base units with worksurfaces over, space and plumbing for a washing machine, space and point for a fridge, wall mounted radiator.

### Shower Room

3'63 x 5'01 approx (0.91m x 1.55m approx)

Tiling to the floor, tiling to the walls, mains fed shower, handwash basin with mixer tap, WC, heated towel rail, extractor fan.

### Lean To

Handwash basin, door to the front elevation, providing useful additional storage space.

### First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

### Bedroom One

15'95 x 9'43 approx (4.57m x 2.74m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes, laminate flooring, door leading through to the en-suite.

### En-Suite

Handwash basin with mixer tap, tiled splashbacks, WC, shower cubicle with mains fed shower.

### Bedroom Two

10'03 x 9'59 approx (3.12m x 2.74m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

### Bathroom

Tiled flooring, tiled splashbacks, freestanding bath with mixer tap and shower attachment, matte black heated towel rail, UPVC double glazed window to the side elevation, WC, vanity wash hand basin with mixer tap, illuminated mirror, extractor fan.

### Bedroom Three

10'4 x 8'58 approx (3.15m x 2.44m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple vehicles, garden laid to lawn.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with fenced boundaries.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

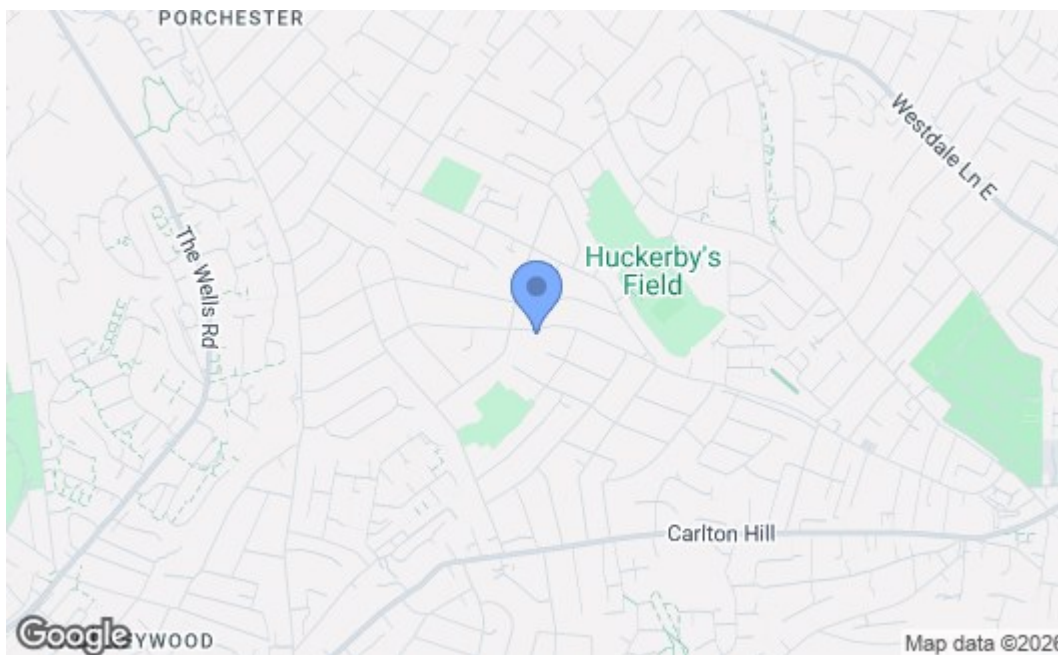
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.