



28 South View Road, Carlton, NG4 3QL

Price Guide £215,000

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28 South View Road Carlton, NG4 3QL

- Three bedrooms
- Low maintenance rear garden
- Detached garage
- Cul-de-sac location
- Modern bathroom + shower
- Entrance porch & hallway

Three bedroom semi-detached house in a cul-de-sac location with elevated rear views, through lounge diner, detached garage and low-maintenance rear garden!

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Overview

The property also has a recently refurbished entrance porch, hallway, through lounge diner with fireplace, kitchen with integrated oven and hob leading to a rear lean-to. Upstairs there are three bedrooms and refurbished bathroom in white with electric shower. Ample driveway and front garden, recently upgraded low maintenance rear garden with large paved patio, artificial grass and several sheds.

Entrance Porch

Being UPVC double glazed with hardwood secondary door through to the hallway.

Hallway

Stairs to the first floor landing with under-stair cupboard and separate full-height under-stair pantry. Radiator and doors to both the lounge diner and kitchen.

Lounge Diner

UPVC double glazed front window and rear window look through to the lean-to. Marble fireplace and hearth with provisions for an electric fire and a Mahogany coloured surround. Two radiators and two ceiling light points.



Kitchen

Single base units with marble effect worktop incorporating a sink unit and drainer. Integrated Zanussi brushed steel electric oven and four ring ceramic hob, fully tiled walls, wall mounted Worcester Bosch combination gas boiler, rear door to the lean-to and UPVC double glazed side and rear windows.

Lean-To

Fully glazed with plumbing for washing machine, worktop, power points and sliding side door.

First Floor Landing

UPVC double glazed window and loft access.

Bedroom 1

With modern built-in 6 door wardrobes along wall wall, new carpeting, UPVC double glazed front window and radiator.

Bedroom 2

Laminate flooring, built-in wardrobes with central dressing table and overhead storage. UPVC double glazed window and radiator.

Bedroom 3

Laminate flooring, built-in double wardrobe, radiator and UPVC double glazed rear window.

Bathroom

With fully tiled walls, ceiling downlights and tile effect laminate flooring, the suite in white consists of bath with tiled surround and electric shower, semi-pedestal washbasin and push-button toilet. Chrome ladder towel rail and UPVC double glazed front window.

Outside

There is a good-sized predominantly lawned front garden with flower borders, bin store and bench seating. Double gates lead to the ample driveway and in turn to the DETACHED rear concrete sectional GARAGE. The garage has up and over door and side door and separate side pedestrian gate leads to the rear. To the rear is a wall mounted halogen security light and a recently laid full width paved patio, stepping down to an artificial lawn with path to a lower garden area and garden sheds. The garden is enclosed with a fenced perimeter with a mature conifer border.

Material Information





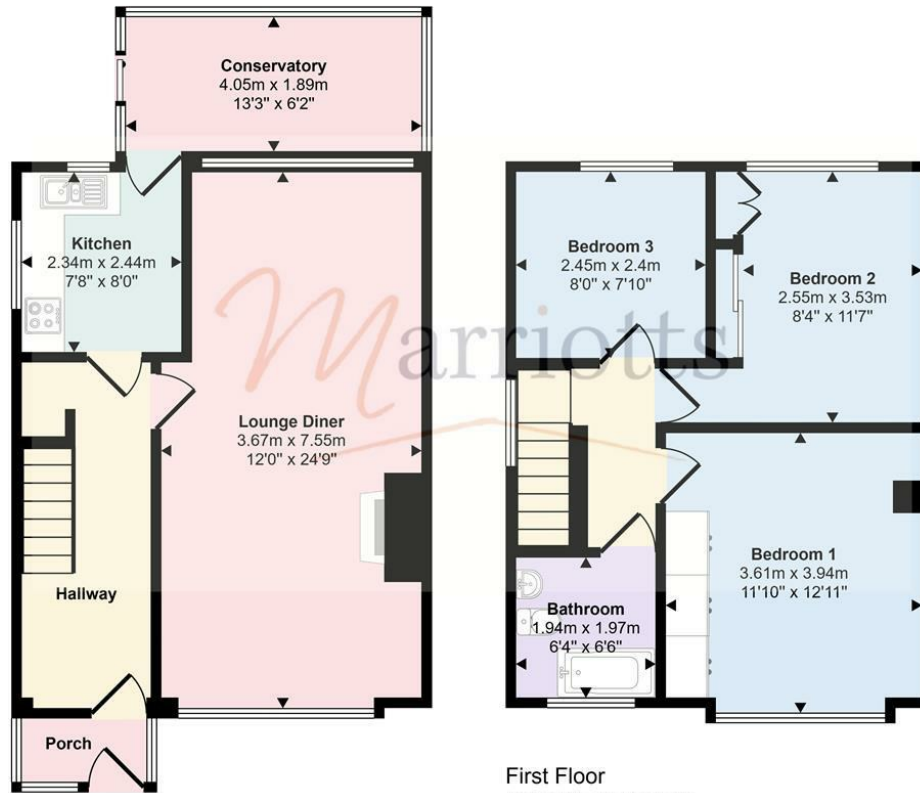


TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band B
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
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:
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: Access via sloped
driveway/ path to front door





Approx Gross Internal Area
95 sq m / 1018 sq ft

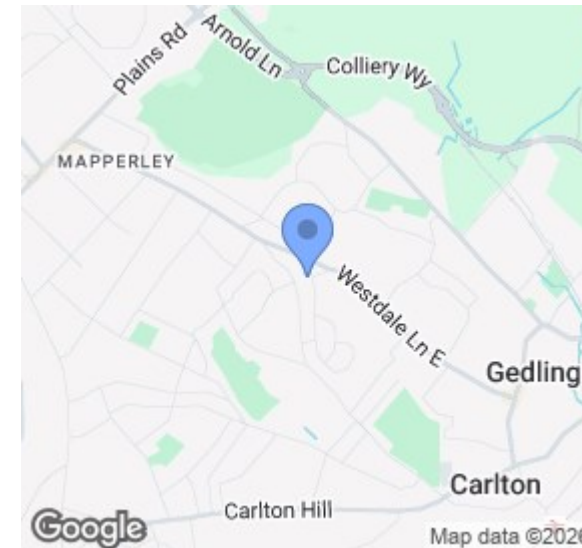


Ground Floor
Approx 52 sq m / 559 sq ft

First Floor
Approx 43 sq m / 459 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(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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