JOHNSONS & PARTNERS

Estate and Letting Agency



20 GLADSTONE STREET, CARLTON

NOTTINGHAM, NG4 1EL

£240,000

3 1 2





20 GLADSTONE STREET

CARLTON, NOTTINGHAM, NG4 1EL

£240,000







Three Bedroom Detached Home | Well Presented Throughout | Two Reception Rooms | Modern Fitted Kitchen | Separate Utility Area | Ground Floor Dining Room with French Doors | Driveway Parking | Garage | Enclosed Rear Garden | Convenient Carlton Location | Viewings are Advised |

Situated in a popular residential area of Carlton, this well-presented three-bedroom detached home offers comfortable, practical accommodation, with two reception rooms, a modern fitted kitchen and a private rear garden. Conveniently positioned for local shops, amenities and transport links, it is an appealing choice for buyers looking for a home with plenty of everyday versatility.

The accommodation begins with an entrance hallway leading into a welcoming living room, a comfortable space featuring a large front window with fitted shutters and an attractive fireplace with a stove-style fire. To the rear, a separate dining room provides ample space for family meals and entertaining, with French doors opening directly onto the garden.

The kitchen has been updated with contemporary cream cabinetry, wood-effect worktops, metro-style tiling and integrated cooking appliances. An adjoining utility area provides further storage, appliance space and access to the rear garden, helping to keep the main kitchen practical and organised.

Upstairs, there are three bedrooms, including a well-proportioned principal bedroom and a second bedroom offering flexibility for children, guests or home working. The third bedroom is particularly suited to use as a nursery, dressing room or dedicated study. A family bathroom completes the first-floor accommodation, fitted with a white suite and contrasting dark tiling.

Outside, the property benefits from a driveway providing off-road parking and access to a garage. The enclosed rear garden combines a lawn with paved seating areas, established planting and a useful garden shed, creating a manageable outdoor space for relaxing and entertaining.

Gladstone Street is conveniently located within Carlton, with a good selection of everyday amenities, shops and transport connections nearby. The wider Nottingham area is easily accessible, making the location particularly practical for commuters and families alike.

A well-maintained detached home offering a great balance of living space, parking and a convenient residential setting.

Entrance Hallway

Living Room
14'2" × 11'8" (4.33m × 3.56m)

Dining Room
8'10" × 8'7" (2.71m × 2.62m)

Kitchen
8'11" × 8'10" (2.72m × 2.71m)

Utility
7'8" × 7'1" (2.34m × 2.17m)

Bedroom One
12'1" × 10'0" (3.70m × 3.07m)

Bedroom Two
9'10" × 8'9" (3.01m × 2.69m)

Bedroom Three
7'4" × 6'6" (2.26m × 2.00m)

Bathroom
7'4" × 5'10" (2.26m × 1.80m)

Garage
15'1" × 7'1" (4.60m × 2.17m)

Buyers AML Check
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Move With Us AML Details
Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Please advise all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.









Road Map



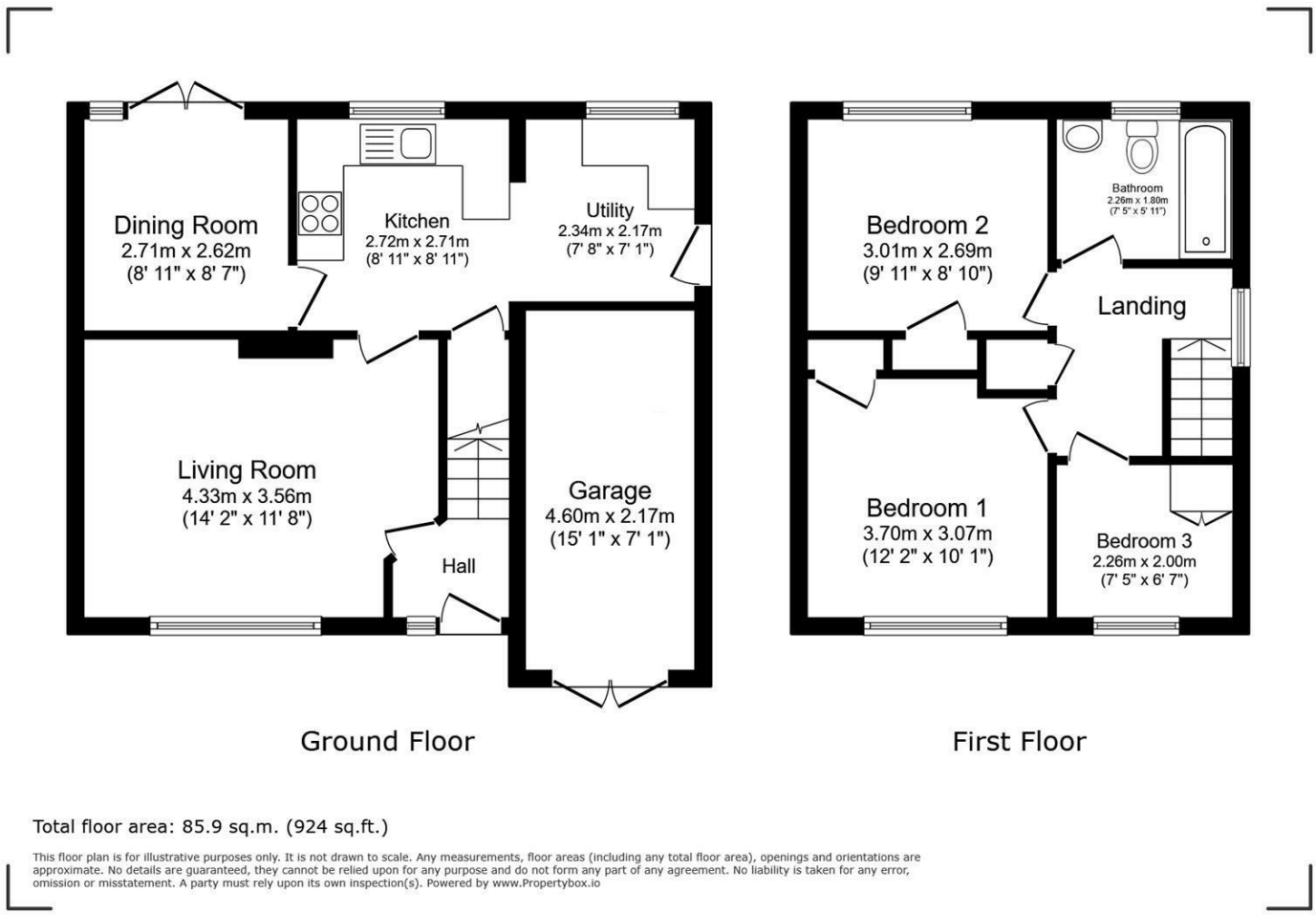
Hybrid Map



Terrain Map



Floor Plan



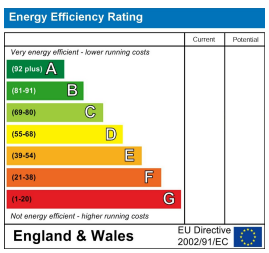
Total floor area: 85.9 sq.m. (924 sq.ft.)

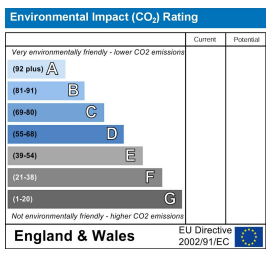
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
T: 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
www.johnsonsandpartners.co.uk