



72 Belper Avenue, Carlton, NG4 3SD

£250,000

 3  1  2  D





72 Belper Avenue Carlton, NG4 3SD

- Three double bedrooms
- Through lounge diner
- Kitchen with integrated appliances
- Large entrance porch and study
- Large end plot
- Situated on a no through road

THREE DOUBLE BEDROOMS!! Belper Avenue is a no-through road located just off Westdale Lane, close to a local Co-op, petrol station, regular bus services and Gedling's main shopping area just at the bottom of the hill. Mapperley Top is also just a few minutes drive. The ground floor is quiet spacious, benefitting from a garage conversion now providing a large entrance porch, leading to both the lounge diner and separate study/sitting room, ideal for working from home. The kitchen has integrated oven, hob, fridge and freezer and, on the first floor are three double bedrooms and bathroom. The property also occupies a large end plot with lawns to both the side and rear, with a block-paved driveway for at least two cars!

£250,000



Entrance Porch

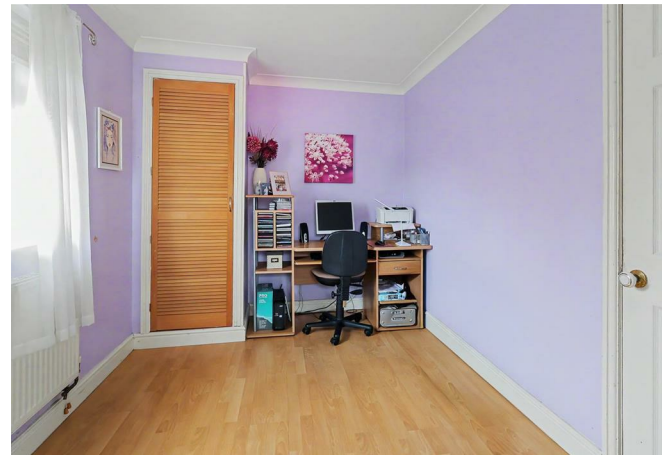
With UPVC side window, UPVC double-glazed window and door to the front, wood laminate flooring, radiator and doors leading through to both the lounge diner and study.

Study

Also with wood laminate flooring, radiator, cupboard housing the smart meters and RCD board, and door through to the lounge diner.

Lounge Diner

Marble fireplace and hearth with pebble effect gas fire and Adam style surround, several recessed ceiling spotlights, radiator, patio door to the garden and door through to the kitchen.



Kitchen

A range of Beech finish units with granite effect worktops and upstands with an inset composite sink unit and drainer and worksurface downlighting. Appliances consist of a brushed steel trim electric oven and four ring gas hob with filter hood, along with a Bosch integrated dishwasher and integrated fridge and freezer. Plumbing for washing machine, tile effect laminate flooring, worksurface downlighting, UPVC double glazed rear window and side door.

First Floor Landing

UPVC double glazed side window with elevated views, radiator and loft access.

Bedroom 1

A range of built-in wardrobes with overhead storage, separate base cupboards with TV aerial point, UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window, radiator and cupboard housing the Baxi combination gas boiler installed in 2013, last serviced August 2025.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

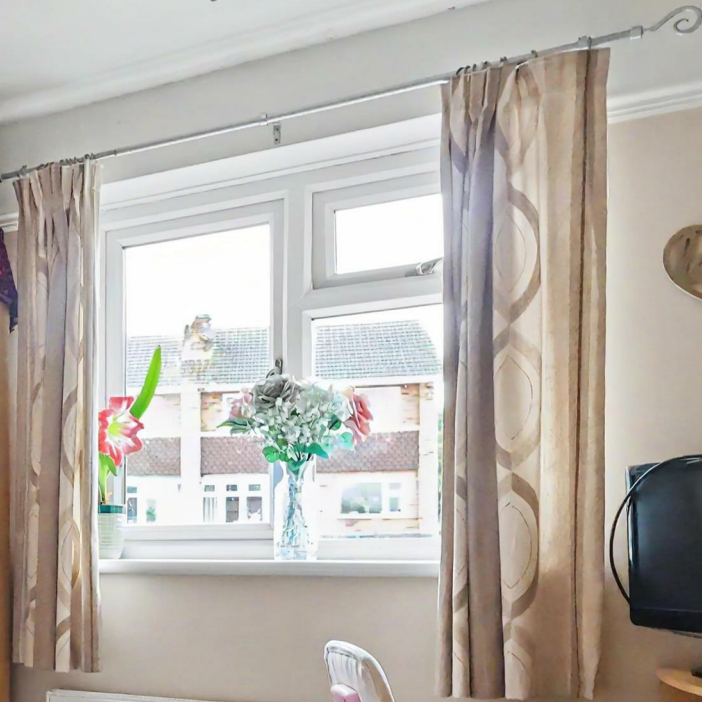
With fully tiled walls and wood laminate flooring, the suite consists of a bath with a folding screen and chrome electric shower, pedestal wash basin and dual flush toilet. Radiator, chrome ladder towel rail, ceiling downlights incorporating the extractor fan and UPVC double glazed rear window.

Outside

There is a lawned front garden and a block-paved driveway. Side gate leads to a side lawn with a variety of shrubs and is enclosed fencing with wall lighting and an outside tap. The lawn extends to the rear of the property, where there's also a full-width paved patio and LED flood light.

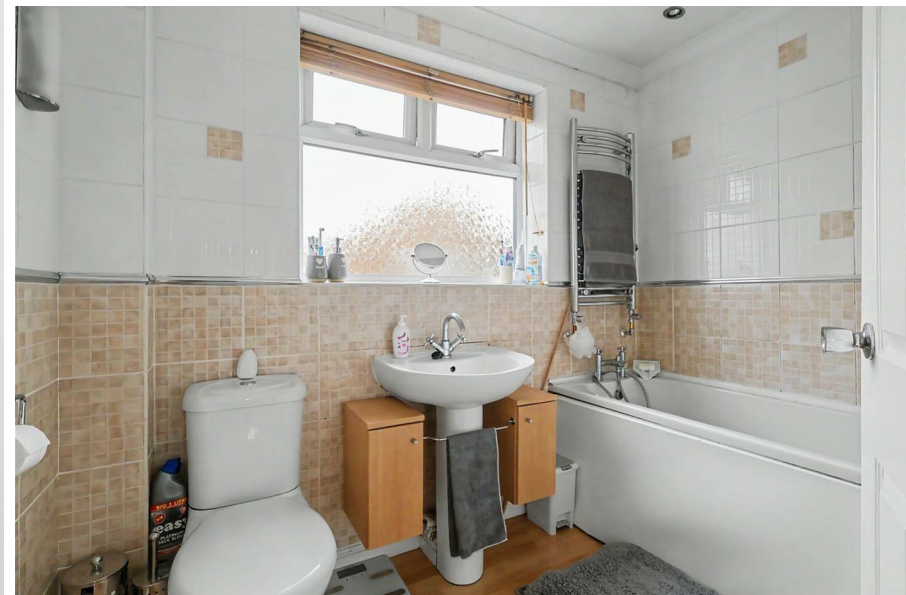
Material Information





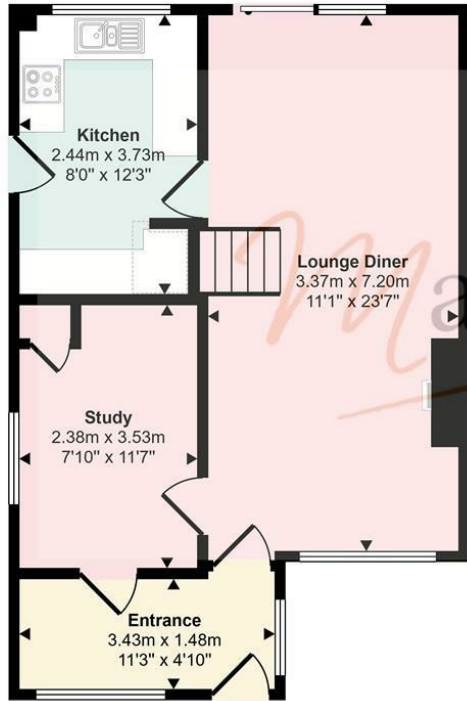


TENURE: Freehold
COUNCIL TAX: Nottinghamshire & Gedling - Band B
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: bedroom 3
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
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





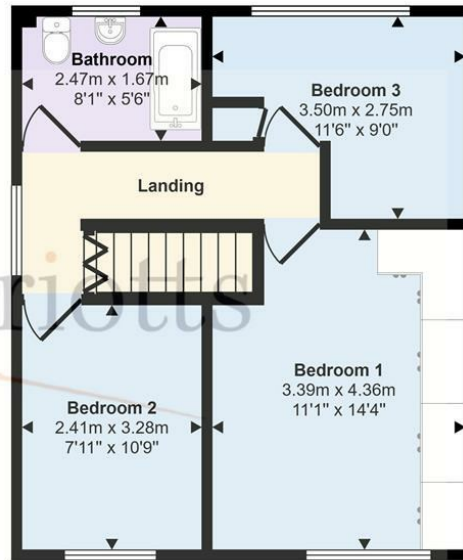
Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 49 sq m / 527 sq ft

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.



First Floor
Approx 44 sq m / 469 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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.

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

