



82 Southdale Drive, Carlton, NG4 1BZ

£257,000





# 82 Southdale Drive Carlton, NG4 1BZ

- Three bedrooms
- Bathroom & separate toilet
- Modern kitchen + built-in oven & hob
- Hall with downstairs toilet
- Great sized rear garden
- Adjoining outbuildings/utility

Spacious semi-detached family home with three bedrooms, downstairs toilet and for sale with NO UPWARD CHAIN!! The property also has a useful adjoining outbuilding and potential utility room with Belfast sink, full-length lounge diner and modern kitchen with built-in oven & hob. Popular road close to the reputable Parkdale Primary School!

£257,000



## Entrance Hall

With UPVC front entrance door, radiator, under-stair storage area and cupboard with a dog-leg staircase leading to the first floor. Doors to both the downstairs toilet and living room.

## Downstairs Toilet

Consisting of a toilet and recessed wash basin with tiled surround. Extractor fan and wood-style floor covering.

## Living Room

With a double-glazed bay window to the front and a double-glazed rear window. Radiator and marble fireplace and hearth with brushed steel trim coal-effect gas fire and wooden surround.



### **Kitchen**

A range of wall of and base units in cream, with wood effect worktops and an inset stainless sink unit and drainer with tiled splashbacks. Integrated brushed steel trim electric oven and four-ring gas hob with filter hood, plumbing for washing machine and spaces for further appliances. Double-glazed rear window, wall-mounted Viessmann gas boiler. wood-effect floor covering, UPVC double-glazed side window and side door to the side covered entrance passage.

### **Side Entrance Passage**

Side entrance passage with rear door to the garden, door leading to a store room and a separate good-sized potential utility room with Belfast sink, cold water tap, UPVC double-glazed front window, light and power.

### **First Floor Landing**

With a double-glazed front window, loft access and doors to all first-floor rooms.

### **Bedroom 1**

Built-in four-door wardrobe, double-glazed front window and radiator.

### **Bedroom 2**

Double-glazed rear window and radiator.

### **Bedroom 3**

UPVC double-glazed side window.

### **Bathroom**

With wood-effect floor covering, the suite consists of a bath with full-height tiled surround and electric shower and pedestal wash basin with matching tiled splashback. Radiator, cupboard housing the hot water cylinder and a double-glazed rear window.

### **Separate Toilet**

With a dual flush toilet, wood-effect floor covering and UPVC double-glazed rear window.

### **Outside**

There is a front garden with a walled frontage and double gates leading onto the driveway. To the rear, there is a large paved patio and a small gravelled area, LED floodlight and a great-sized lawn with a shaped pathway leading to the bottom of the garden, enclosed by a mixture of hedging and fencing to the perimeter with mature trees, including apple.

### **Material Information**



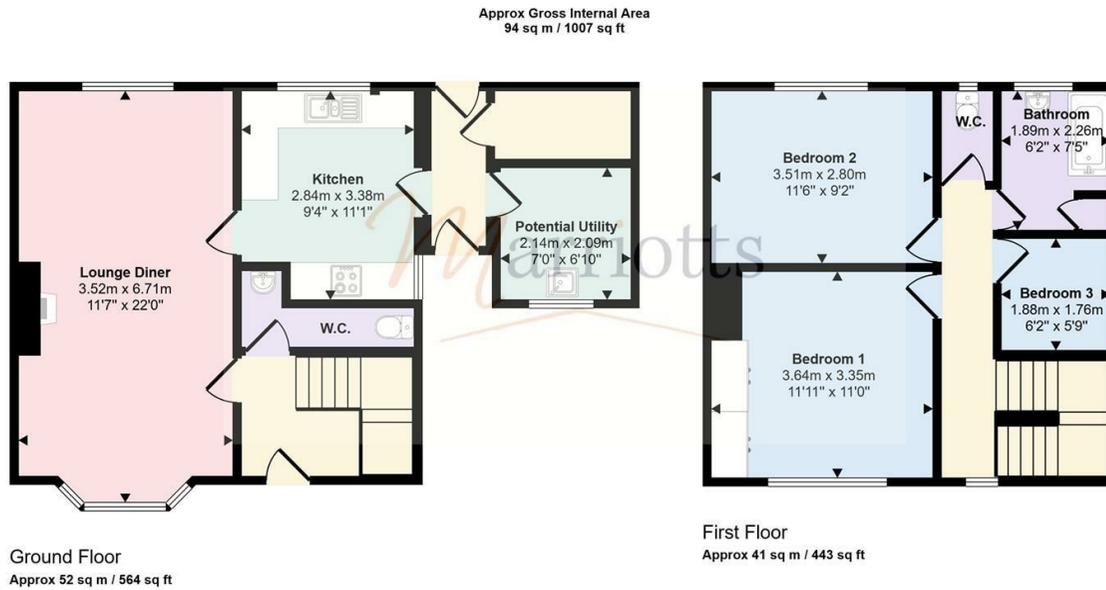




TENURE: Freehold  
COUNCIL TAX: Gedling borough - Band B  
PROPERTY CONSTRUCTION: cavity brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen  
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: 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







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>60</b>	<b>72</b>
<b>England &amp; Wales</b>		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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