

Midland Road, Carlton, Nottingham, NG4 2HA

Guide Price £325,000-£350,000 Freehold

MARTIN&CO

Midland Road, Carlton, Nottingham

3 Bedrooms, 1 Bathroom

Guide Price £325,000-£350,000

- Three Bedroom Detached House
- Extended & Renovated Throughout
- Living Room With Bay Window & Fire
- Open Plan Dining Kitchen With Bi-Folding Doors
- Off Road Parking & Garage
- Air Source Heat Pump

GUIDE PRICE £325,000-£350,000. Extended and beautifully renovated throughout this three bedroom detached house perfectly blends a contemporary interior with charm and character. The accommodation briefly comprises of a large entrance hallway leading to a bay fronted living room with a gas stove, cloakroom and an open plan dining kitchen with bi-folding doors to the rear garden on the ground floor. To the first floor there are three bedrooms alongside a refitted shower room. Externally the property has an enclosed rear garden, front garden, driveway and garage. The property also benefits from an air source heat pump and stands in an excellent location in a cul-de-sac setting yet with an array of local amenities close to hand. Early viewing is strongly recommended.







ENTRANCE HALLWAY 10' 6" x 7' 6" (3.2m x 2.29m) Accessed via an external door with wooden flooring, opaque uPVC double glazed window to the front elevation, traditional radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

LIVING ROOM 13' x 11' 5" (3.96m x 3.48m) With fitted carpet, uPVC double glazed bay window to the front elevation, gas stove with brick built fireplace, surround and hearth, wall mounted radiator and ceiling light.

CLOAKROOM Comprising of a low flush w.c., half pedestal wash hand basin, tiled flooring and fitted ceiling spotlight.

KITCHEN 19' 1" x 11' 6" (5.82m x 3.51m) Comprising of a range of high and low level fitted units with a worktop over with upstand incorporating a one and half bowl sink, pantry unit, range cooker point, integrated dishwasher, washing machine plumbing, tiled flooring, uPVC double glazed windows to the side and rear elevations, underfloor heating and fitted ceiling spotlights.

DINING AREA 14' x 9' 10" (4.27m x 3m) With tiled flooring, bi-folding doors to the rear garden, external uPVC door to the side elevation, underfloor heating, vaulted ceiling with four Velux windows and ceiling light.

LANDING With wooden flooring, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 13' 6" x 11' 7" (4.11m x 3.53m) With wooden flooring, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 9" x 11' 6" (3.58m x 3.51m) With wooden flooring, uPVC double glazed bay window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 7' 4" x 7' 1" (2.24m x 2.16m) With uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

SHOWER ROOM Comprising of a double wide walk in shower enclosure with a mains fed mixer bar shower head with riser and twin shower head, low flush w.c., pedestal wash hand basin, floor and part wall tiling, traditional radiator and heated towel rail, underfloor heating, opaque uPVC double glazed window to the front elevation and fitted ceiling spotlights.

EXTERNAL The property enjoys a private, enclosed rear garden which is laid to lawn with a paved patio area, retaining wall with split face tiling, outhouse, outdoor w.c. a range of mature shrubs and trees, fenced boundary and secure gate access. To the front is a laid to lawn garden and driveway providing off road parking and leading to a single garage.

LOCATION Situated in a convenient and well-connected location the property enjoys easy access to





a fantastic range of local amenities, making it an ideal choice for a variety of buyers. The area offers a great balance of everyday convenience, transport links and recreational facilities, with a selection of shops, supermarkets, cafés and other local services all within easy reach.

For commuters, Carlton Railway Station is just a short walk away, providing rail connections towards Nottingham city centre and beyond. There are also regular bus services nearby, offering convenient access to Nottingham and the surrounding areas.

For families, there is a choice of nearby primary and secondary schools, including Netherfield Primary School, The Sacred Heart Primary Academy and Carlton le Willows Academy.

Furthermore, the property benefits from convenient road links into Nottingham city centre and the surrounding areas, making it particularly appealing to commuters and those looking to enjoy the amenities of the city whilst retaining the convenience of suburban living.



















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1032 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The Property Ombudsman