



19 Carisbrooke Avenue, Gedling, NG4 2RD

Price Guide £350,000





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- Four bedrooms
- Hall with downstairs toilet
- Lovely enclosed gardens
- Full length lounge diner
- Kitchen with built-in oven and hob
- Cul-de-sac location

A well-maintained four-bedroom detached modern family home in this popular cul-de-sac location, just off Burton Road and within walking distance of Carlton-Le-Willows Academy and a short drive to open countryside and local retail parks - **NO UPWARD CHAIN**

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Overview

Welcome to Carisbrooke Avenue, Gedling, a well maintained detached house nestled in a peaceful cul de sac location and conveniently situated within walking distance of the esteemed Carlton le Willows Academy, this home provides a perfect setting for families with school-going children. The inclusion of a downstairs toilet adds a touch of practicality to this already appealing home. For nature enthusiasts and shopping aficionados alike, the proximity to the countryside and local retail parks ensures that you can enjoy the best of both worlds - all within easy reach of your new home.

Additionally, the versatility of the fourth bedroom, currently utilized as a dressing room, offers flexibility to adapt the space to suit your individual needs. Whether you envision it as a guest room, home office, or a nursery, there are several possibilities.

Don't miss out on the opportunity to make this property your own. With its desirable location, **NO UPWARD CHAIN**, practical amenities and potential for personalization, Carisbrooke Avenue presents itself as a promising place to call home.



Entrance Hall

With UPVC double glazed front entrance door, radiator and downstairs toilet with washbasin, toilet and side window. Stairs leading to the first floor landing and door through to the lounge diner.

Lounge Diner

UPVC double glazed front window and sliding patio door to the rear garden. Marble fireplace and hearth with living flame gas fire and Pine surround, two radiators and door through to the kitchen.

Kitchen

A range of base units with worktops and inset stainless steel sink unit and drainer. Appliances consist of an integrated brushed steel electric oven and a four ring ceramic hob with tiled splashback. Plumbing for washing machine, tile effect flooring, radiator, under stair cupboard and UPVC double-glazed window and door leading out to the rear gardens.

First Floor Landing

Loft access and cupboard housing the gas boiler.

Bedroom 1

With wood style laminate flooring, radiator and UPVC double glazed front window.

Bedroom 2

Wardrobe recess, radiator and UPVC double-glazed front window.

Bedroom 3

Wood style laminate flooring, radiator, UPVC double glazed window to the rear and doorway through to bedroom 4/dressing room.

Bedroom4/Dressing Room

With wood style laminate flooring, radiator, UPVC double glazed rear window and door from the landing.

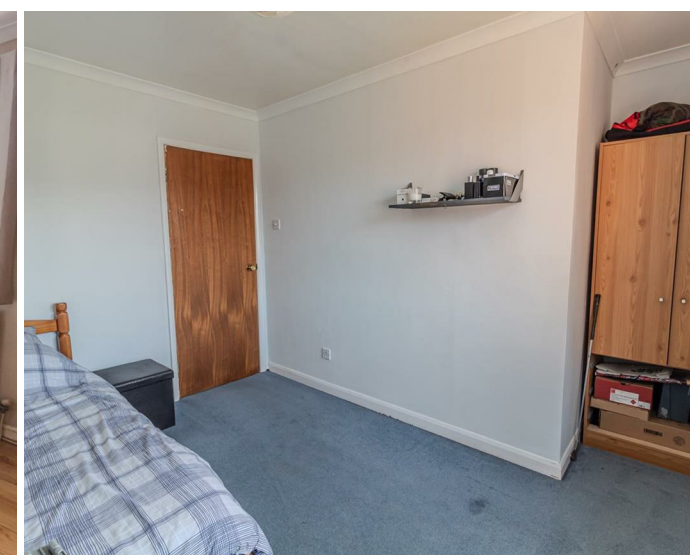
Bathroom

Consisting of a bath with folding screen, chrome mains shower and tiled surround, pedestal washbasin with matching tiled splashback and dual flush toilet. Tile effect laminate flooring, radiator and UPVC double-glazed rear window.

Outside

To the front, there is a driveway providing parking for two cars with up-and-over door leading into the garage which has light and power. Side gated access leads to the rear where there is a paved patio, outside tap, garden shed and lawn with established beds and borders and a majority fenced perimeter.

Material Information



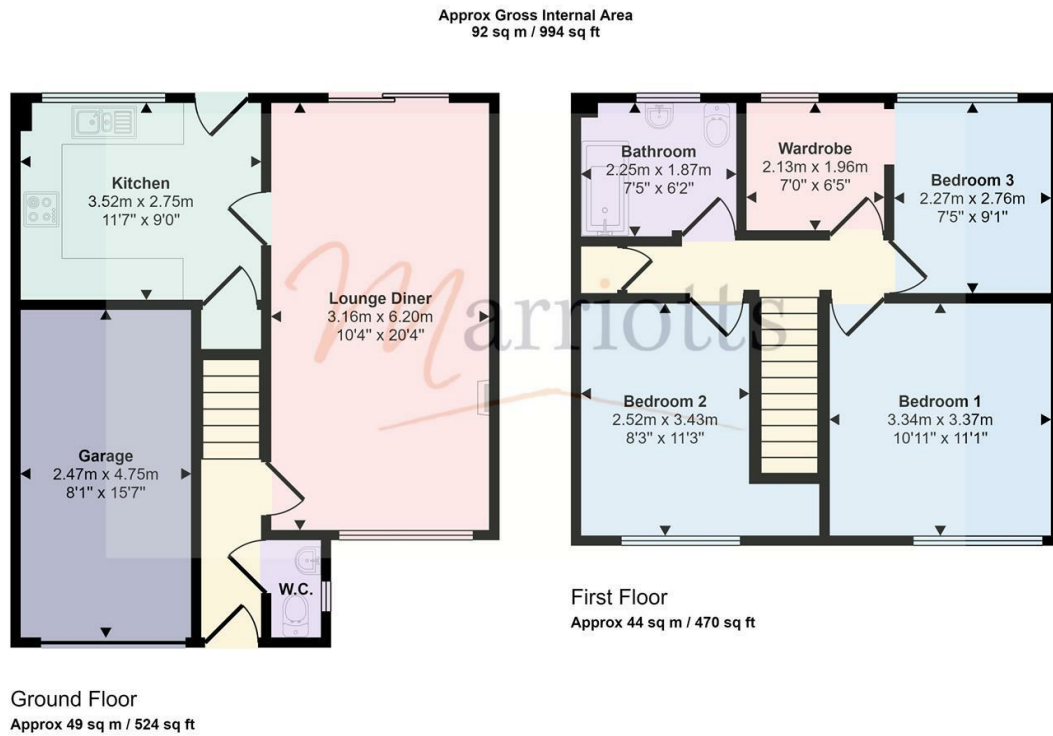




TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: N/K
LOCATION OF BOILER: Landing airing cupboard (not combination)
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus Energy Limited
MAINS ELECTRICITY PROVIDER: Carisbrooke Avenue
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: TBC
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 front and rear 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

