

52 Glendale Close, Carlton, NG4 4FD

Price Guide £325,000

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Marriotts



52 Glendale Close
Carlton, NG4 4FD

- Four bedrooms
- Impressive fitted kitchen
- Modern shower room
- Cul-de-sac location
- Hallway with downstairs toilet
- Garden with covered seating area

GUIDE PICE £325,000 - £335,000!! An impressive four bedroom detached family house tucked away at the end of the cul-de-sac. Lovely private rear garden with a spacious covered seating area - great for entertaining. The garage has been partly converted to provide a useful utility room which is accessed from the garden, with plumbing for a washing machine and access to the remaining front storage area. There is also parking for at least 3 more cars at the front.





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Inside, you are initially greeted by a light and airy hallway, with downstairs toilet and double width opening through to a cozy living room. To the rear is a lovely full-width kitchen diner, fitted with a range of modern units with matt grey illuminated handle-less doors and drawers and a range of AEG appliances including an XL dishwasher. The dining area has double doors leading out to the decking and garden. Upstairs there are four well-proportioned bedrooms, all with TV aerial points and a modern shower room with feature full-width walk-in enclosure with rain shower. The property also has UPVC double glazing, a mixture of UPVC and composite doors and a Baxi combination gas boiler installed in 2021 with the remainder of a 10 year warranty! This is a fantastic family home with viewing strongly advised!

Entrance Hall

Composite front entrance door, UPVC double-glazed side window, smoke alarm, radiator and stairs to the first-floor landing.

Downstairs Toilet

Consisting of a dual-flush toilet with half-wall panelling, wash basin with tiled splashback and vanity cupboards, radiator and UPVC double-glazed front window.

Lounge

UPVC double-glazed front window radiator, understairs cupboard and TV aerial point.

Kitchen Diner

The kitchen area is fitted with a modern range of base units with matt grey illuminated handle-less doors, slimline slate-effect worktop and breakfast bar with an inset stainless steel sink unit and feature retractable mixer tap. Integrated recycling bins and multiple AEG appliances, including an electric double oven, separate four-ring induction hob with a feature extractor hood and integrated XL dishwasher. UPVC double-glazed rear window and stable door to the side, wood laminate flooring continuing through to the dining area with further matching units, radiator and UPVC double-glazed double doors leading out to the decking.

First Floor Landing

With loft access and smoke alarm.

Bedroom 1

UPVC double-glazed front window, radiator, TV aerial point and feature full-height wall panelling behind the bed space.

Bedroom 2

UPVC double-glazed window, radiator, built-in wardrobe and TV aerial point.

Bedroom 3

UPVC double-glazed front window, radiator and TV aerial point.

Bedroom 4

UPVC double-glazed rear window, radiator and TV aerial point.

Shower Room

With a feature full-width walk-in shower enclosure slate-effect wall tiling, glass partition, fixed head chrome rain shower, separate mixer and recessed toiletry shelf. Wash basin and concealed cistern toilet with vanity cupboards and tiled surround. Slate coloured tiled floor, extractor fan and UPVC double-glazed side window.

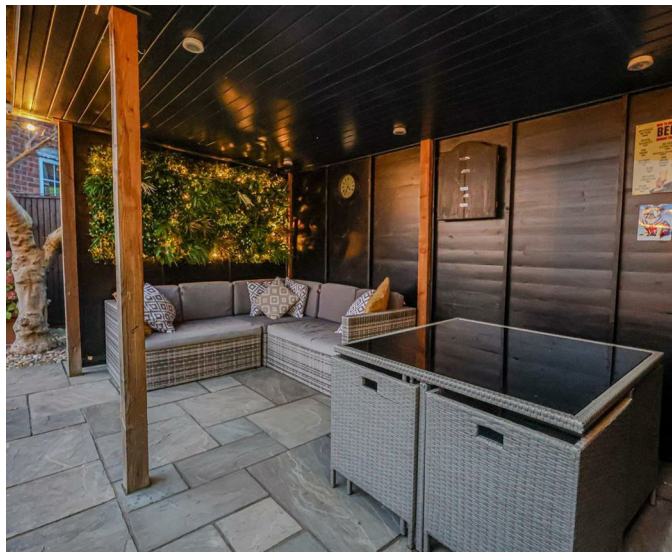
Outside

To the front, there is a small lawned area, tarmac driveway provides parking for two cars, with an additional driveway for one to two cars and an up-and-over door leading into the garage (storage only). There is also an EV charging point and a side gate with an Indian sandstone pathway leading to the rear. To the rear, a side door leads into the rear part of the garage, which is now a utility room, with plumbing for a washing machine, space for 3 appliances, light, power, UPVC double-glazed rear window and shelving. Door leads to the remaining section of the garage, which is used for storage only, with light. The sandstone patio continues to the rear of the property where there is an outside tap, decking leading to further sandstone seating/barbecue area in-turn leading to further decking. The covered outdoor seating area has multiple LED downlights.

Material Information



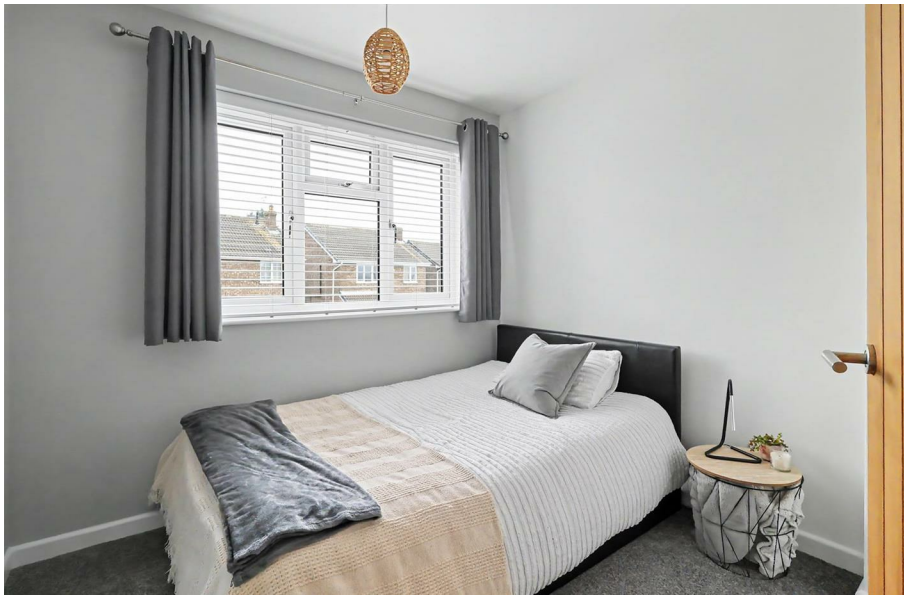








TENURE: Freehold
COUNCIL TAX: Gedling & Nottinghamshire - Band D
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Scottish Power
MAINS ELECTRICITY PROVIDER: Scottish Power
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
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




A Squash and a Squeeze
Room on the Broom
HELLO, LITTLE LAMB

Approx Gross Internal Area
116 sq m / 1253 sq ft



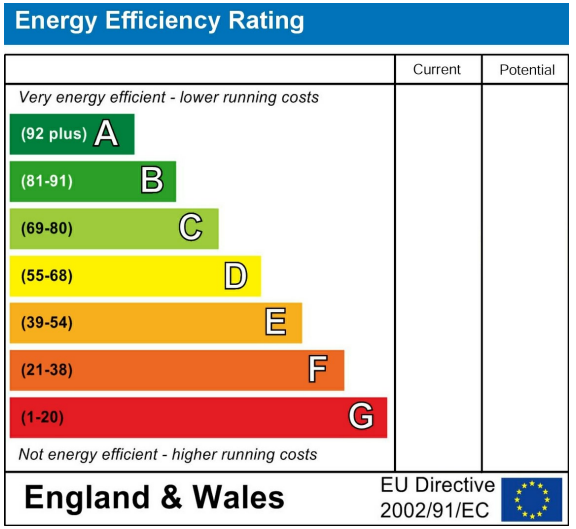
Ground Floor
Approx 51 sq m / 553 sq ft

First Floor
Approx 52 sq m / 564 sq ft

Outbuilding
Approx 13 sq m / 137 sq ft

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.







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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