





£325,000

Blackhill Drive
Carlton
Nottingham
NG4 3FT

EPC Rating 'D'

This four bedroom stylish home is located close to a wide range of amenities that include schools, a wide range of shops and great public transport links including rail and recreational facilities all of which are close by. In brief the accommodation comprises a porch, entrance hallway with under stairs storage, living / dining / kitchen, living room, rear lobby and WC completes the ground floor. To the first floor there are four bedrooms and the family bathroom To the outside there is a low maintenance rear garden with a range of plants and shrubs and a seating area. Taking all of these positive attributes into account we most strongly recommend an internal viewing; this is the only way to appreciate all that the property has to offer both in terms of accommodation and location. Contact us now to book your viewing appointment.





UPVC DOUBLE GLAZED FRENCH DOORS TO-
PORCH
Terrazzo flooring, panelled walls and door to -

ENTRANCE HALL

Arch with period style mounding, radiator, doors to living room, living / kitchen / diner and storage cupboard. Stairs to upstairs accommodation.

LIVING DINING AREA

15' 7" into bay x 12' 5" into alcove (4.76m x 3.80m m)
uPVC double glazed bay window to the front, wooden flooring, , picture rail and coving to the ceiling. Multi fuel burner with tiled hearth and opening to-

KITCHEN AREA

11' 11" x 11' 1" (3.65m x 3.40m)
With a range of fitted wall and base units, roll top worksurfaces, gas hob, double oven with grill, space for dishwasher, washing machine and fridge freezer. Tiled flooring, tiled splash backs, uPVC double glazed window to rear, door to entrance hallway and rear lobby.

REAR LOBBY

Tiled flooring uPVC double glazed door to garden and door to-

WC

uPVC double glazed window to rear, vinyl flooring, low level WC, pedestal sink with tiled splash backs and a radiator.

LIVING ROOM

16' 5" into bay x 12' 11" into alcove (5.01m x 3.96m)
uPVC double glazed French doors and uPVC double glazed windows to the rear, original style fireplace with gas fire and tiled heath. Coving and picture rail to the ceiling.

MASTER BEDROOM

13' 3" x 10' 0" to wardrobes (4.05m x 3.07m)
uPVC double glazed window to the rear, ceiling rose, radiator and fitted wardrobes .

FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, bath with electric shower over, fully tiled walls and flooring and uPVC double glazed window to the rear.

BEDROOM THREE

12' 4" x 10' 1" (3.77m x 3.09m)
uPVC double glazed window to the rear, radiator and cupboard housing a hot water tank.

BEDROOM TWO

12' 7" x 13' 0" (3.86m x 3.97m)
uPVC double glazed to the front and radiator.

BEDROOM FOUR

5' 5" x 8' 9" (1.67m x 2.67m)
uPVC double glazed window to the rear and radiator.

OUTSIDE

To the front of the property is a gravelled driveway and gated access to the rear garden.

To the rear is a private garden which is mainly laid to lawn with a range of plants, shrubs and patio area. There is also a useful brick store which could be converted into a garden office or hobby room.



Tenure: Freehold

Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

From our Gedling office turn onto Main Road. After the traffic lights carry onto to Gedling Road. Turn left onto Blackhill Drive where the property can be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1500 sq.ft. (139.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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