



£350,000

Violet Road, Carlton, Nottingham NG4 3QQ

EPC Rating D



Well presented extended detached family home with detached annex. To the ground floor is a welcoming entrance hall with cloaks storage and WC, living room with bow window and wood floor and stunning modern two tone kitchen with integrated dishwasher, fitted oven, fitted microwave, five ring gas hob, space for a fridge freezer and open plan to the diner/conservatory. To the first floor, off the galleried landing, is a shower room, modern bathroom with a spar shower over the bath and four double bedrooms with a walk in wardrobe to bedroom two. The loft can be accessed from bedroom one via a pull down ladder. To the front is a block paved and gravelled driveway proving off street parking for several vehicles and a car port which subject the necessary permission could be utilised as further accommodation. To the rear is a landscaped garden complete with a detached self contained Annex comprising a living room/bedroom, modern kitchen and shower room. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

WC 5' 0" x 3' 4" (1.52m x 1.02m)

LIVING ROOM 15' 3" x 11' 2" (4.65m x 3.4m)

KITCHEN 17' 8" x 7' 10" (5.38m x 2.39m)

CONSERVATORY 10' 7" x 8' 11" (3.23m x 2.72m)

BEDROOM ONE 11' 9" x 11' 3" (3.58m x 3.43m)

BEDROOM TWO 11' 8" plus walk in wardrobe x 7' 10" (3.56m x 2.39m)

BEDROOM THREE 11' 2" x 9' 10" (3.4m x 3m)

BEDROOM FOUR 12' 1" x 7' 0" (3.68m x 2.13m)

BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m)

SHOWER ROOM 4' 0" x 2' 6" (1.22m x 0.76m)

ANNEX LIVING ROOM/BEDROOM 16' 9" x 7' 11" (5.11m x 2.41m)

ANNEX KITCHEN 10' 1" x 8' 0" (3.07m x 2.44m)

ANNEX SHOWER ROOM 7' 6" x 4' 4" (2.29m x 1.32m)

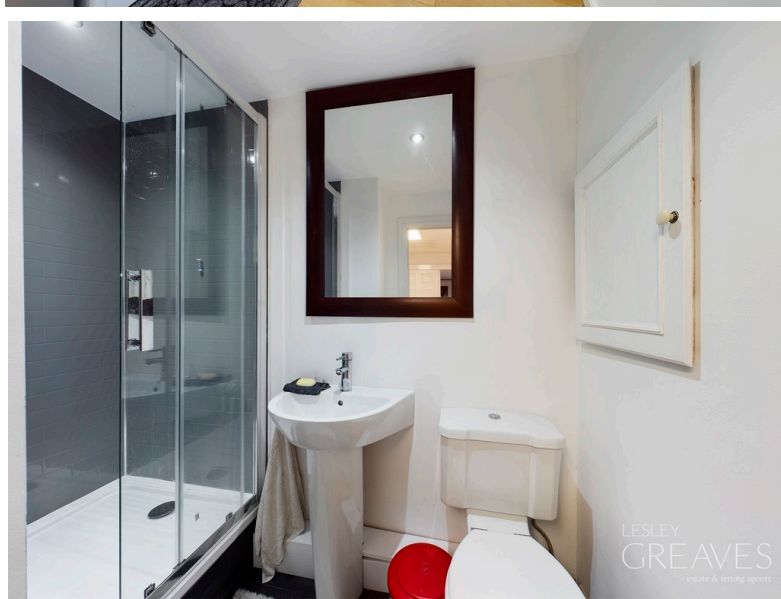
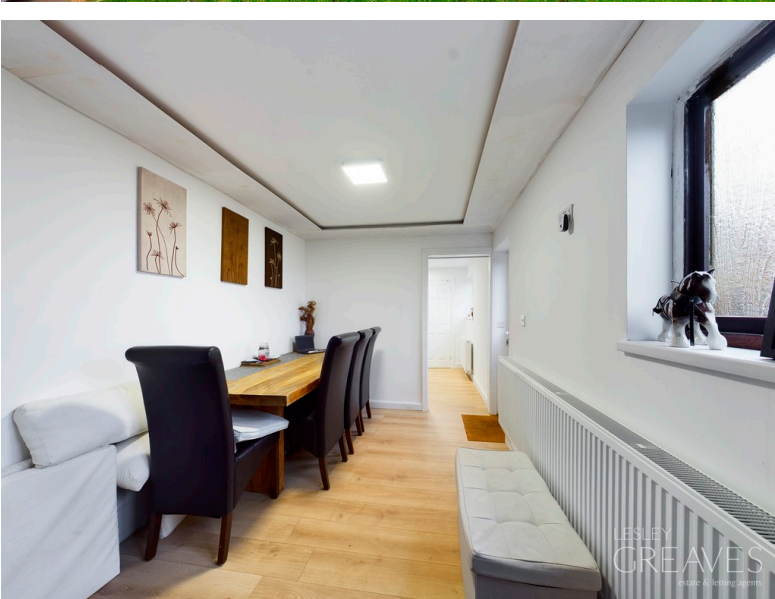
CARPORT 23' 7" x 9' 6" (7.19m x 2.9m)



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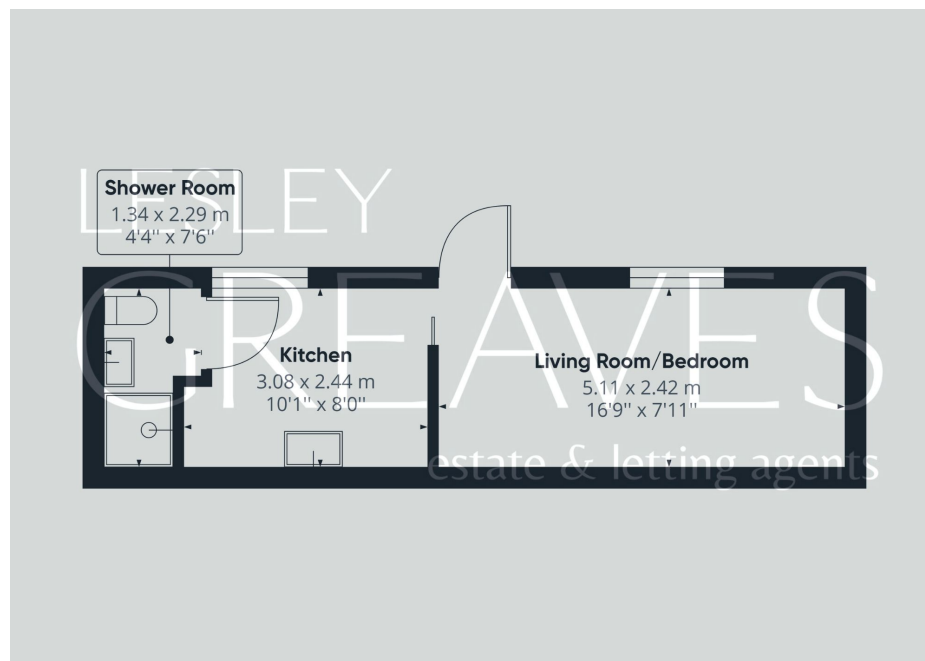
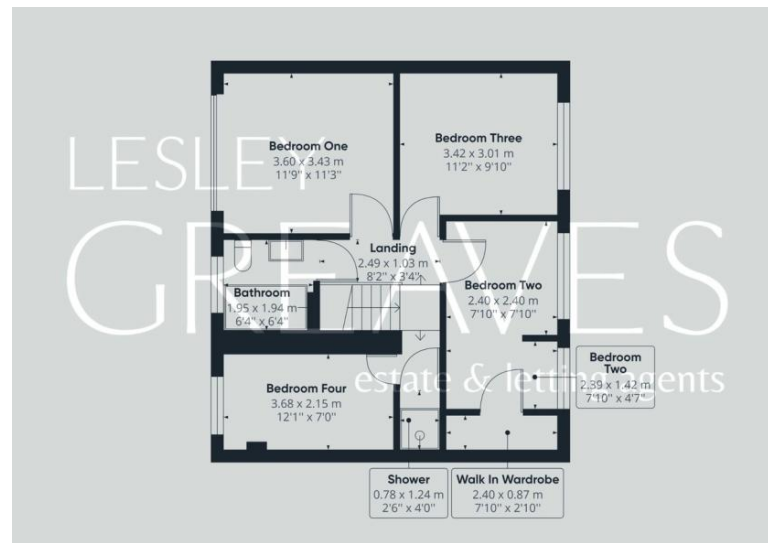
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COUNCIL TAX BAND: D

FREEHOLD

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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