



ELITE HOMES

Consultative Estate Agents with Integrity



Foxhill Road, Carlton, Nottingham
NG4 1PW

Key Features

- Spacious Detached Family Home in Popular Location
- Planning Permission for 2 Story Extension.
- Fantastic Garden Room / Office Built to High Spec.
- Welcoming Entrance Hall with Wooden Flooring
- Large Lounge with Bay Window and Feature Fireplace
- Open Plan Kitchen Diner with Underfloor Heating
- Additional Family/Games Room
- Separate Utility, Pantry and Downstairs WC
- Family Bathroom with Underfloor Heating
- Beautiful Landscaped Garden, Hot Tub Area and Feature Gazebo.
- Garage and Carport & Driveway Providing Off Street Parking

Description

A beautifully presented 3 bedroom detached family home, stood in a lovely elevated private plot, with the benefit of planning permission for a 2 story extension. A modern office / garden room really adds the wow factor to this unique property. South facing rear landscaped garden with impressive patio, gazebo and hot tub area.

This property has a flexible layout and boasts spacious accommodation comprising of: Entrance hall, lounge, kitchen / dining room, family room, utility, pantry, downstairs wc, office garden room, 3 bedrooms, family bathroom, garage and carport.

The property benefits from double glazing throughout, underfloor heating in kitchen and bathroom, CCTV, alarm system and regularly serviced boiler. A huge benefit to this property is planning permission has been granted for a 2 story extension (architect plans available on request).

On the ground floor, the welcoming entrance hall has solid hardwood oak flooring which runs through the majority of the ground floor. Double doors lead into the lounge with large bay window and modern gas fire. The open plan layout flows through to the fantastic kitchen / dining area with central island offering space seating 4 bar stools. The kitchen has modern double oven, gas hob and extractor hood, integrated microwave, space for large fridge freezer, tiled floor with underfloor heating, bespoke built cherry wood cabinets and Corian worktop. The dining area has space for a large dining table and more fitted storage cabinets. doors lead through to the expansive family room extension which the current owners have used as a games room, with access to a useful pantry/utility and downstairs wc. Large French doors open out to the patio and up into the garden

On the first floor there are 3 bedrooms (2 good size doubles and 1 single bedroom), all with fitted wardrobes and storage and a luxury family bathroom with underfloor heating, relaxing double ended bath with shower above, heated towel rail and fitted storage units.

Outside there is a fantastic newly built office / garden room offering a modern flexible use space with wood effect flooring, USB points, feature radiator and floor to ceiling windows. The terrace from here has a lovely aspect of the garden and there are also 2 more useful store rooms incorporated into this building. The landscaped garden has a beautiful patio and gazebo area offering a great entertaining space, there is also a hot tub area perfect for star gazing and outdoor electrics transform the garden in the evening. To the front of the property the garage and carport offer valuable space and the driveway can park 3 cars comfortably.

Location

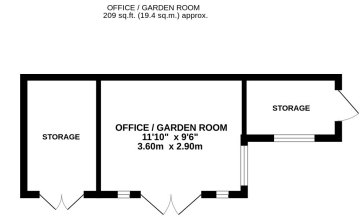
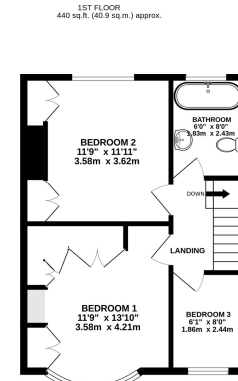
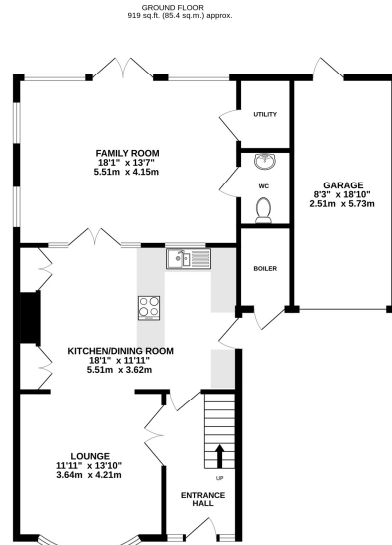
This property is located in a popular residential area with an array of amenities on the doorstep. There is a great choice of local nurseries and schools and a variety of transport links into the city centre.

Council Tax Band C

Disclaimer

Elite Homes endeavor to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1568 sq.ft. (145.7 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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