



£295,000

Bonser Close, Carlton, Nottingham NG4 1DP

EPC Rating D



Modernised detached bungalow located in a cul-de-sac position and offered for sale with no upward chain. In brief, the accommodation comprises a sun room entrance to the front, two double bedrooms, a five piece bathroom suite with both a bath and a separate double shower cubicle, living room and an open plan kitchen breakfast and dining room. The living room has feature tiled walls with a wall mounted electric fire, the dining area has French doors onto the rear garden and the kitchen is fitted with an array of Shaker style units with wooden work surfaces incorporating a breakfast bar. There is an integrated dishwasher and washing machine, fitted double oven, microwave, five ring gas hob, stainless steel extractor and space for a large fridge freezer.

There is block paved parking to the front, gated access at the side and a low maintenance paved and gravelled garden to the rear.

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.

- Freehold
- Council tax band C

SUN ROOM 25' 1" x 7' 1" maximum measurement, narrowing room (7.65m x 2.16m)

LIVING ROOM 14' 3" x 13' 2" (4.34m x 4.01m)

DINING AREA 8' 10" x 6' 4" (2.69m x 1.93m)

KITCHEN 22' 9" x 9' 1" (6.93m x 2.77m)

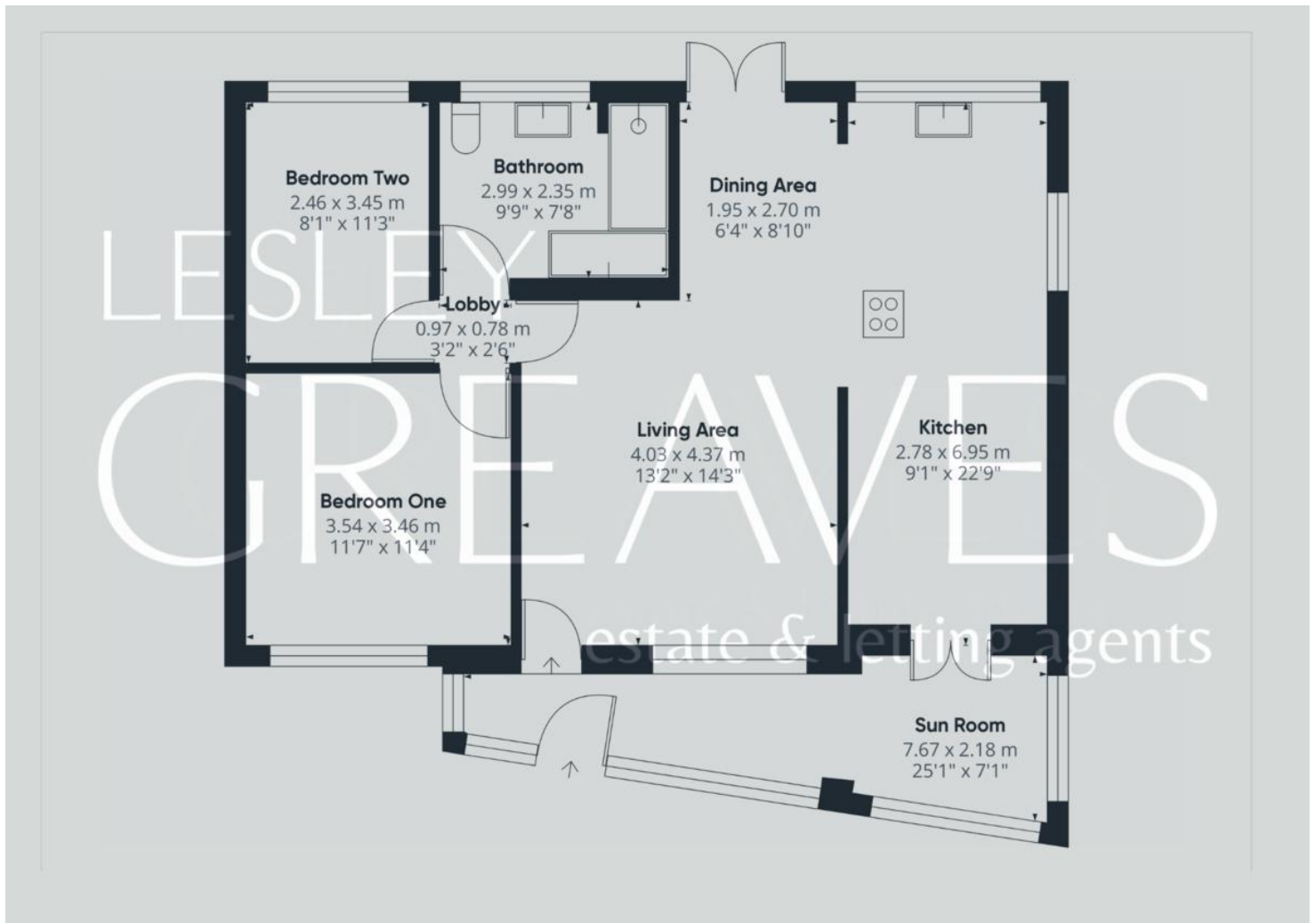
BATHROOM 9' 9" x 7' 8" (2.97m x 2.34m)

BEDROOM ONE 11' 7" x 11' 4" (3.53m x 3.45m)

BEDROOM TWO 11' 3" x 8' 1" (3.43m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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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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