

# Carlton

St Austins Drive  
Nottingham NG4 3EY

DavidJames  
the estate agent



OIRO

£425,000

Detached Bungalow

5 bedrooms

EPC Rating

C (71)

Tenure

Freehold

david-james.com

## Viewer's notes

Pros

Cons

Other

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### DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. (C)

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Lounge

This is a recently remodelled, extended and converted detached property which is situated in a good size plot, nestled within the corner of St Austins Drive on the Carlton/Gedling Village border. The property has been remodelled to provide ample family size accommodation and has a modern feel throughout.

You enter the property to the front elevation where French entrance doors provide access to a reception room which has timber effect laminate flooring and included fitted blinds. A door provides access into the main entrance hall where an opening leads to the inner hall and a staircase provides access to the first floor.



Reception Room

- ✓ A superb sized and recently remodelled family home
- ✓ Five good sized bedrooms over two floors, master with en-suite
- ✓ Good sized lounge and reception room
- ✓ Open plan kitchen, dining and family room
- ✓ Ample kitchen units and a centre island
- ✓ An array of quality integrated appliances
- ✓ Three bathrooms and ground floor WC
- ✓ Basement areas ideal for storage and houses the boiler
- ✓ Large garden with lawn, fruit trees, patio & decked seating area
- ✓ Recently laid block paved driveway leading to a single garage

**#homeis**

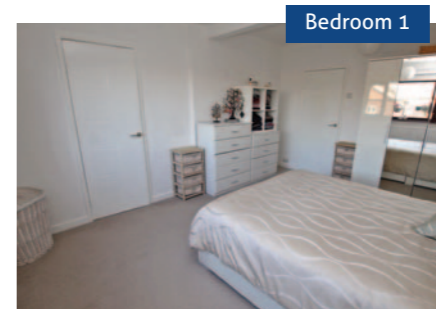
“ Superb open plan family dining kitchen with sitting area

“ Three well appointed bathrooms and ground floor WC/cloakroom

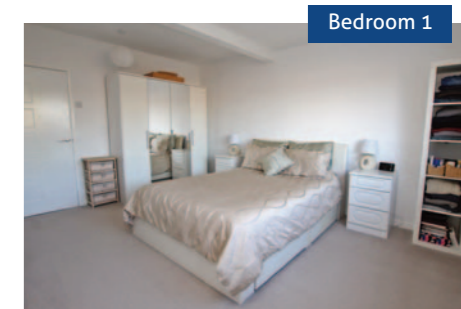
“ Quiet cul-de-sac location/ superb off street parking



Reception Room



Bedroom 1



Bedroom 1



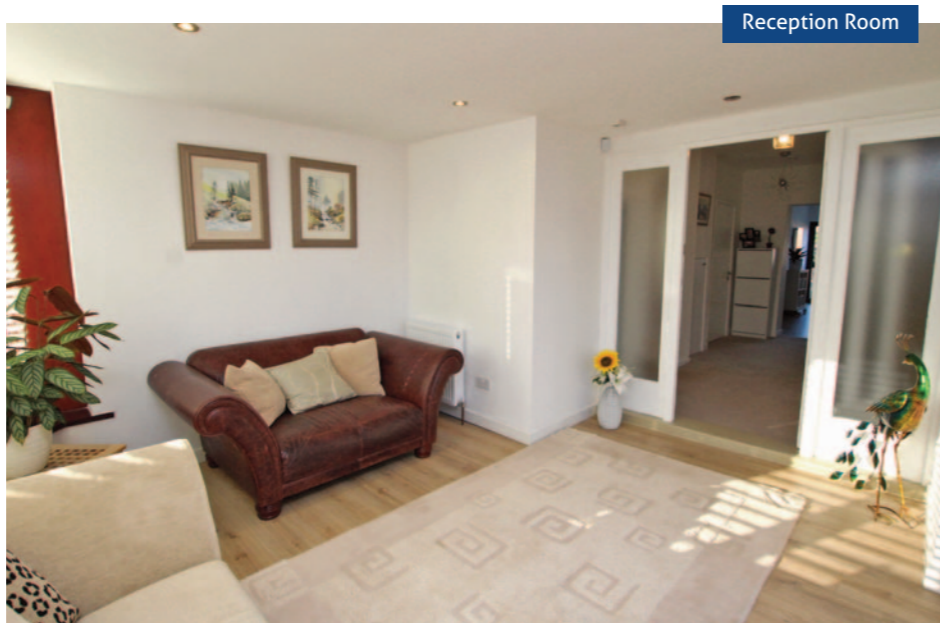
Bedroom 1



En-suite

Doors lead into the WC and a useful under-stairs utility store.

The lounge is situated to the front of the property and is characterised by a feature fireplace with raised hearth and a leaded bay window to the front elevation overlooks St Austins Drive. French doors provide access into the superb open plan



Reception Room

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£6,250.00	£11,250.00	£24,000.00

For more information visit <http://www.david-james.com/stampduty>

Council Tax Band **D**

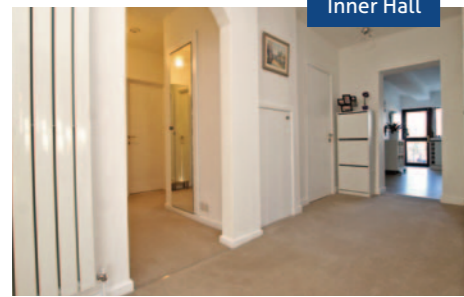
The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 24/02/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

Please note that the above quotes are taken from the owner of the property. No representative of David James makes any representation for the accuracy of the comments made. These should be taken only as an opinion and do not constitute any part of a Contract.

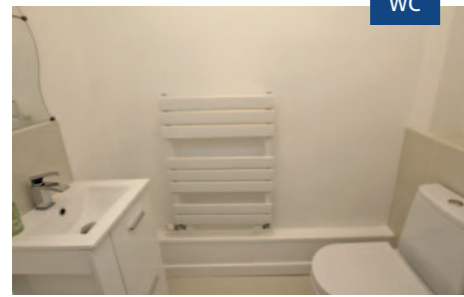
kitchen, family sitting and dining room. This part of the property must be viewed to truly appreciate what is on offer here. A window from the kitchen sink and a glazed door plus sliding patio doors provide natural light. The kitchen has been remodelled and now provides



Kitchen/Family/Dining Room



Inner Hall



WC

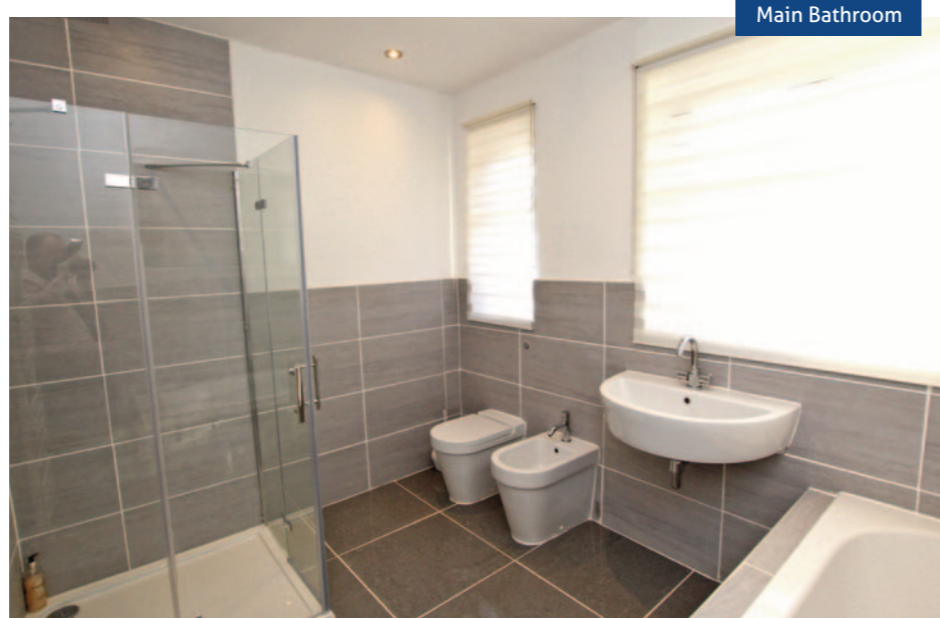


Main Bathroom



Main Bathroom

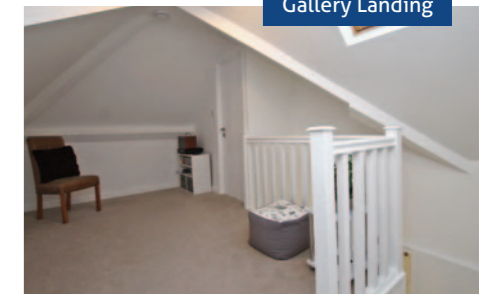
modern base and eye level units with contrasting marble effect working surfaces. Integrated appliances include an eye level double oven and a five ring ceramic hob situated in an island with feature canopy extractor fan above and further storage beneath.



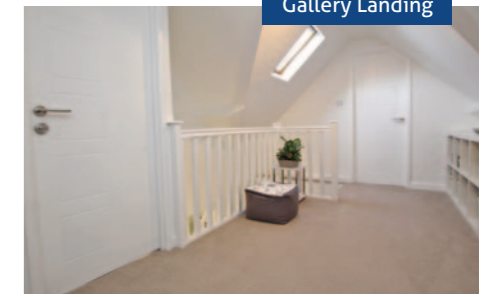
Main Bathroom



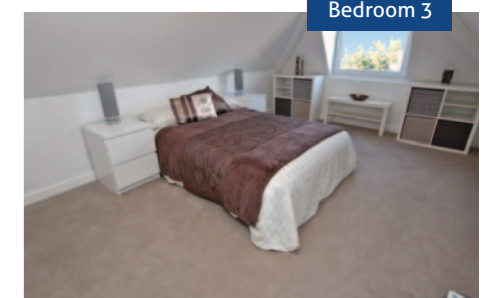
Bedroom 2



Gallery Landing



Gallery Landing



Bedroom 3

Bedrooms one and two are both well proportioned double rooms with bedroom one enjoying access to an ensuite shower room and bedroom two has a window overlooking St Austin's Drive.

The bathroom enjoys a five piece suite with Jacuzzi style panelled bath, wall mounted washbasin, bidet, hidden cistern WC and a walk-in shower cubicle with glazed screen. Part ceramic wall tiles and a polished tiled floor complement the suite and there are also two opaque windows to the side elevation.

A further staircase which leads to the first floor has doors leading into bedrooms four and five which has ample eaves storage and a further door leads into the Jack and Jill bathroom which has a four piece suite comprising panelled bath, washbasin set within a vanity unit, WC and D-shaped shower cubicle with glazed doors. From this room a door leads to the gallery landing which could also be used as a study if the new owner requires. A door leads to bedroom three which is also a double room and also enjoys feature vaulted ceilings.

Externally, the property has a recently laid block paved driveway which leads to a garage which has an electric up and over door, the main entrance and side access to the rear garden. This garden is well proportioned and is tiered with an initial paved patio area, decked seating area with access underneath to the basement areas. The remainder is predominantly lawned with fruit trees and has potential to be a superb family garden.

The property comes with sealed unit double glazing and gas central heating and given that it has been recently remodelled and the individual nature of the property, we would urge an internal inspection at the earliest opportunity.



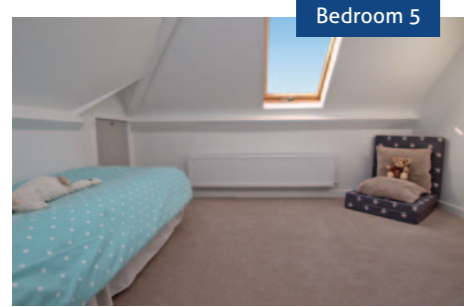
Jack and Jill Bathroom



Jack and Jill Bathroom



Rear Garden



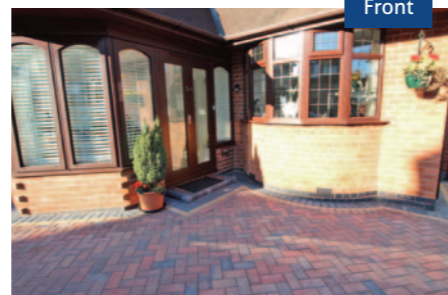
Bedroom 5



Bedroom 4



Rear Garden



Front

## Property floor plan & measurements



### GROUND FLOOR

#### Reception Room

4.52m x 3.91m (14'10 x 12'10)

#### Inner Hall L-Shaped

4.98m max x 4.62m max (16'4 max x 15'2 max)

#### Lounge

5.99m x 3.61m (19'8 x 11'10)

#### Family/Kitchen/Dining/Sitting Room

7.37m max x 5.33m max (24'2 max x 17'6 max)

#### Inner Hall

4.83m x 2.74m (15'10 x 9'0)

#### Family Bathroom

3.00m x 2.39m (9'10 x 7'10)

#### Bedroom One

4.98m max x 3.66m max (16'4 max x 12'0 max)

#### Bedroom Two

4.34m max x 3.68m (14'3 max x 12'1)

#### WC

2.46m x 0.84m (8'1 x 2'9)

### FIRST FLOOR

#### Gallery Landing/Study

4.60m x 3.28m (15'1 x 10'9)

#### Bedroom Three

4.60m x 3.12m (15'1 x 10'3)

#### Bedroom Four

4.47m max x 2.67m max (14'8 max x 8'9 max)

#### Jack and Jill Bathroom

2.95m max x 2.84m max (9'8 max x 9'3 max)

#### Bedroom Five

3.53m x 3.10m (11'7 x 10'2)

#### Eaves Storage

3.89m x 1.55m (12'9 x 5'1)

### BASEMENT

#### Store

3.51m x 2.06m (11'6 x 6'9)

#### Store

5.13m x 1.80m (16'10 x 5'11)

#### Play Room

5.05m x 1.80m (16'7 x 5'11)

#### Hobby Room

5.05m x 1.68m (16'7 x 5'6)

### OUTSIDE

#### Rear Garden

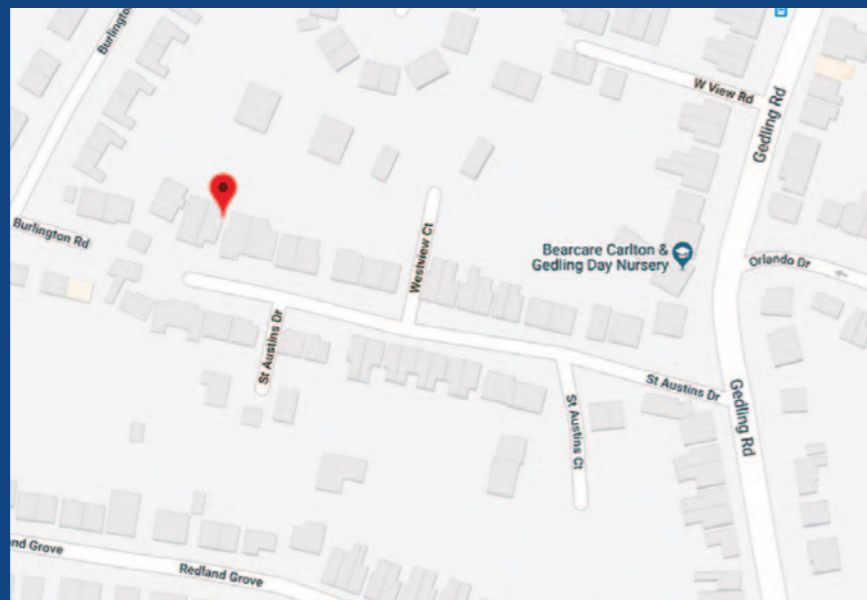
26.80m max x 15.21m max approx (87'11 max x 49'11 max approx)

#### Garage

5.61m x 2.87m (18'5 x 9'5)

## How to get there

Proceeding along Gedling Road into Gedling from Burton Road junction turn left onto St Austins Drive where the property can be found towards the end of the cul-de-sac on the right hand side, clearly marked by our 'For Sale' board.



Please note that the pin on the map designates the centre of the postcode and not the exact location of the property

288.8 sq metres (3108.3 sq feet)

Total Area (Approx)

North Facing Rear Aspect

