

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 21 MANOR CRESCENT, CARLTON

NOTTINGHAM, NG4 3BA

PRICE GUIDE £400,000





# 21 MANOR CRESCENT

CARLTON, NOTTINGHAM, NG4 3BA

**PRICE GUIDE £400,000**



A beautifully presented and thoughtfully extended, period, bay fronted detached home. Care and attention to details includes a, sympathetically, pitched roof to the extension. The property now boasts five bedrooms with accommodation over three floors. The property is located on a ample sized plot on one of the areas most desirable roads. There is a wealth of family friendly amenities close by, which include a great range of shops and recreational facilities, popular schools and extremely regular public transport services including rail links.

In brief the double glazed and centrally heated accommodation comprises entrance porch, reception hallway, bay fronted lounge, modern dining kitchen, and a really good-sized conservatory. On the first floor landing there four bedrooms, with the bedroom that was created when the property was extended, having a contemporary en-suite shower room. A contemporary, re-fitted, bathroom completes the accommodation on this floor. A second staircase leads up to the second floor landing where there is a separate WC and another double bedroom, with ample head height and lots of light courtesy of the double glazed roof windows. To the outside there is a driveway that provides multiple vehicle parking as well as access to the well proportioned garage, that in turn has a courtesy door through to the rear garden. To the rear is a lovely, private, garden with a patio, lawn and raised deck seating area.

In summary, this beautiful home is a true delight and offers generously sized accommodation over three floors, has a large conservatory, five bedrooms and the en-suite bedroom and really useful WC on the top floor; and we must not forget about the parking, garage and lovely rear garden. Finally we need to remember what a great location the property is set within. With so many positive attributes it will come as no surprise that we most strongly recommend an internal viewing

Entrance Porch

Entrance Hallway

Living Room

Dining Kitchen

Utility Store

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

En-Suite

Bedroom Four

Family Bathroom

Second Floor Landing

WC

Bedroom Five

Garage

### Agents Notes

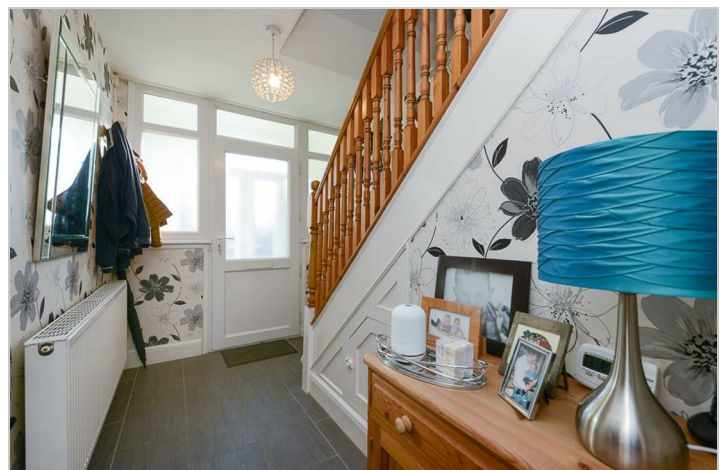
Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

### Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

### Council Tax Band

C



## Road Map



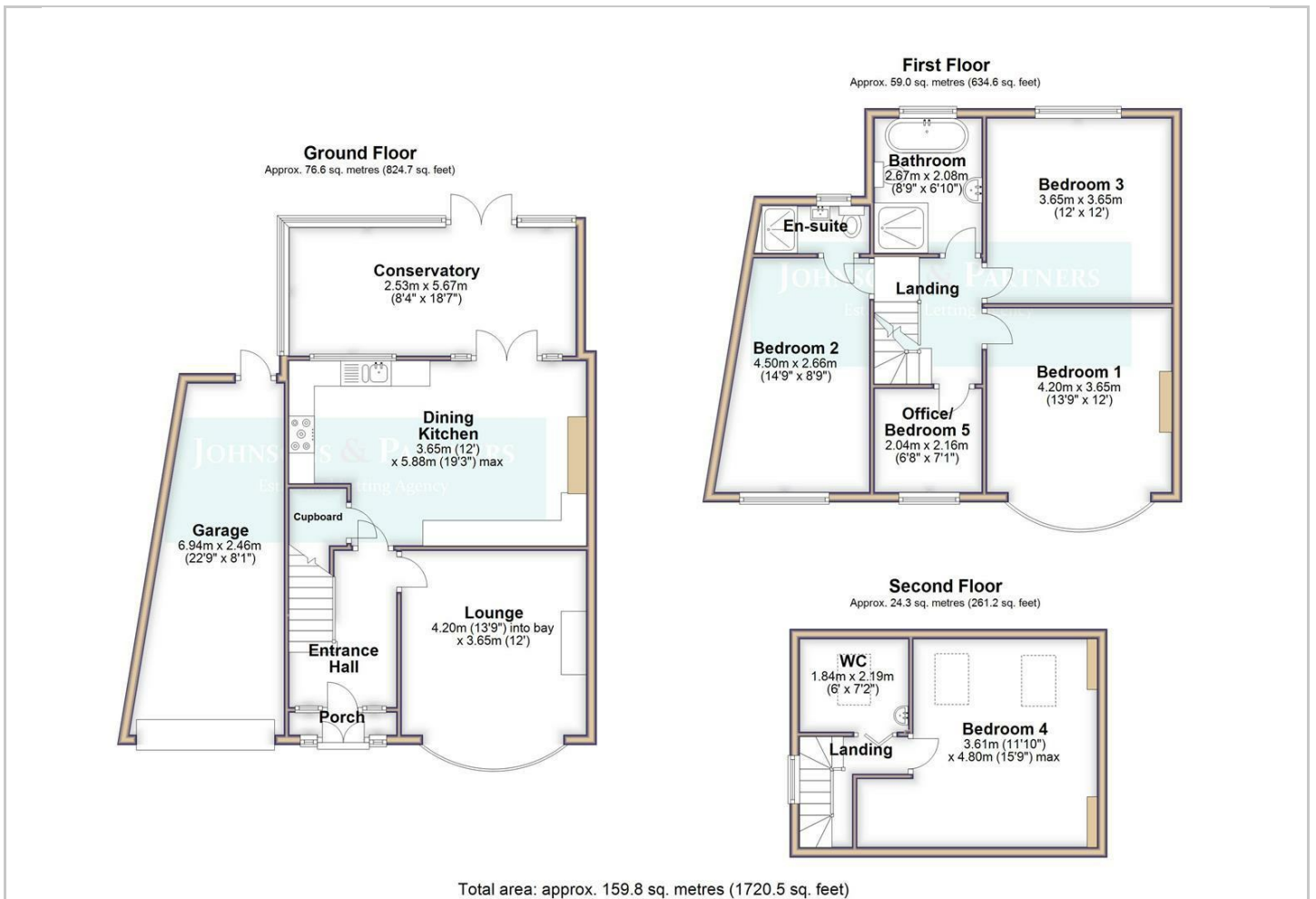
## Hybrid Map



## Terrain Map



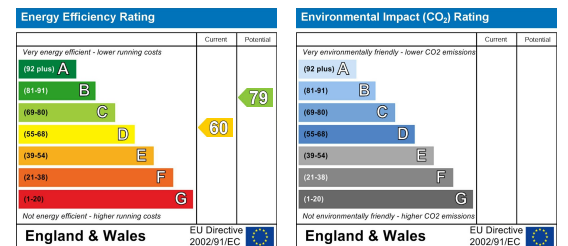
## Floor Plan



## Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.