



2 Southdale Drive,
Carlton, NG4 1BZ

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This semi detached family home provides well presented accommodation arranged over two floors which includes an entrance hall, a living room, a separate dining room with patio doors opening to the garden, and a kitchen/breakfast room with a range of appliances on the ground floor, with the first floor landing giving access to four bedrooms and the bathroom.

Benefiting from gas central heating and double glazing, the property has attractive enclosed gardens to the side, further gardens to the front, and a driveway providing off road parking.

Situated in the popular suburb of Carlton, the property is close to excellent local facilities including shops, schools, churches, parks, leisure centres and sports venues. Main road routes and local transport links provide access to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is highly recommended.

Offers Over £250,000



Directions

Southdale Drive can be located off Southdale Road, Carlton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entrance Hall

Double glazed window to the front elevation, radiator, ceiling light point, stairs off to the first floor, under stairs storage cupboard.

Living Room

Double glazed bay window to the front elevation, radiator, ceiling light point, central heating thermostat control.

Dining Room

Double glazed window to the front elevation, designer radiator, ceiling light point, folding door to the kitchen/breakfast room, double glazed patio doors opening to the side.

Kitchen/Breakfast Room

Fitted with a range of solid walnut wall, drawer and base units, tiled splash backs and roll edge work surfaces, one and a half bowl composite sink and drainer unit with a mixer tap over, built in dishwasher, built in washer/dryer, wine cooler/heater, American style fridge/freezer (plumbed in), six ring Range unit with an extractor hood and lighting over.

Two double glazed windows to the rear elevation, ceiling spot lights, radiator, storage cupboard housing the Worcester combination boiler, UPVC door opening to the side.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the front elevation, loft access hatch, ceiling light point, doors into four bedrooms and the family bathroom.

Bedroom Two

Double glazed window to the front elevation, radiator, ceiling light point.

Bedroom One

Double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Three

Double glazed window to the rear elevation, radiator, ceiling light point.

Bedroom Four

Double glazed window to the front elevation, radiator, ceiling light point.

Family Bathroom

Fitted with a low flush wc, a wash hand basin, and a bath with a mixer tap over. There is also a plumbed thermostatic shower, set in a tiled area, currently without a shower tray or glazed screens.

Double glazed window to the side elevation, part tiled walls, tiled flooring, ceiling spot lights, chrome heated towel rail.

OUTSIDE

At the front of the property there is gated access to a hardstanding area.





The adjacent garden is laid to a decked seating area with flower beds, a lawned area, and hedged boundaries. There is an external light and access to the entrance door.

The garden at the side of the property includes pebbled beds, a decked seating area with a wood pergola over, raised flower borders, and a water feature. There is timber screen fencing to the boundary and gated access to a storage area.

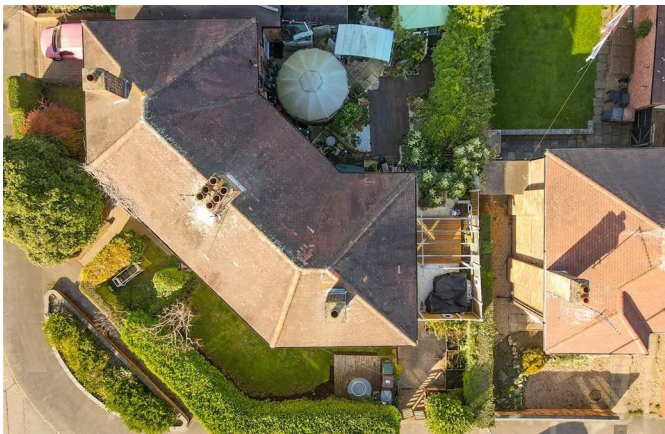
Council Tax Band

Council Tax Band B. Gedling Borough Council.

Amount Payable 2022/2023 £1,680.77.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



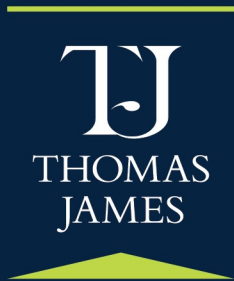
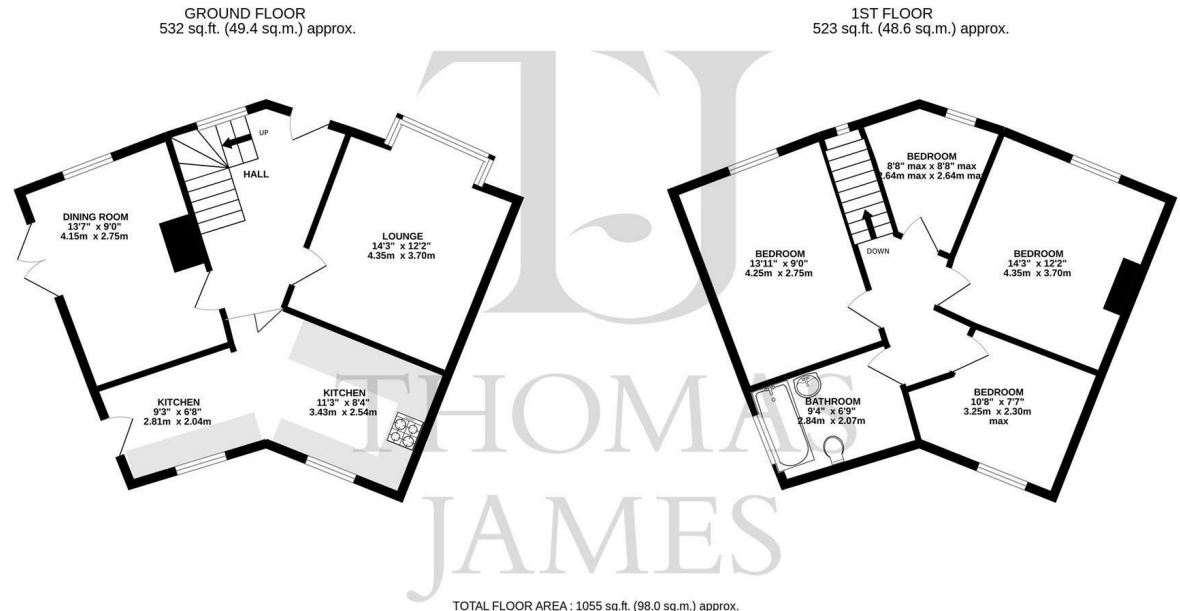
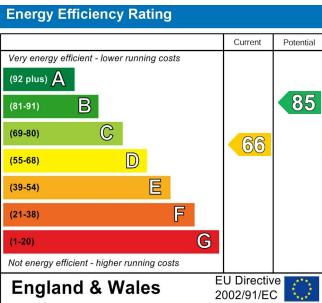


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