



Plot 1 Type A Nursery Drive,
Carlton, NG4 3RZ

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Nursery Drive is an exclusive development of four prestigious 3 bedroom, semi detached dwellings, situated on Nursery Drive, Carlton.

This brand new semi detached home at Nursery Drive will offer bright and spacious accommodation including; an entrance hall, an open plan living/dining room (opening to the kitchen area) with French doors opening to the rear, a professionally designed kitchen area with a range of integrated appliances, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms (one with a en-suite shower room), and the fitted bathroom.

The property will enjoy UPVC double glazing, and energy efficient gas central heating throughout, with thermostatically controlled radiators. Externally there will be gardens, a paved patio seating area, external lighting, an external tap and electrical socket, solar panels, and a car charger.

A new home opportunity not to be missed!

(Please note - Images and CGIs are used for illustrative purposes only)

Asking Price £289,950

Nursery Drive

Traditionally designed and built to the highest standards, these superb dwellings are classically styled externally and excellently appointed internally. They offer the best of modern living with contemporary yet timeless interiors and a superb specification providing exemplary convenience and comfort.

Accommodation Spec & Finishes

We are advised by the developers of the following specification and finish:-

To the KITCHEN/DINING AREA:-

Professionally designed kitchen with choice of door style
Feature worktops and upstands with undermounted sink and drainer grooves and monoblock tap
Integrated appliances including; a hob, an oven, an extraction unit, plus optional extras of a microwave, a fridge/freezer, a washing machine, and a dishwasher.
Feature floor tiles.

To the BATHROOM/EN-SUITE:-

White sanitary ware and chrome monoblock taps
Chrome thermostatic shower in en-suites
Chrome heated towel rail
Shaver points
Porcelanosa wall and floor tiles

ELECTRICAL

TV/IT and telephone points living/dining and bedrooms
Smoke detectors to hall and landing
Wireless alarm system (available as optional extra)
CAT6 internet cabling for TV.

INTERIOR FINISHES

Emulsion paint finish to walls and ceilings throughout
Internal doors with brushed steel door furniture
Carpet to non tiled areas
Fitted wardrobe to bedroom 1 (other bedrooms available as optional extra)

EXTERIOR FINISHES

White double glazed Pilkington SN or similar UPVC windows
Bespoke entrance doors fitted with 5 lever mortice deadlocks
Close boarded fencing as per landscape drawing
Paving slabs to patio areas
Porch
Car Chargers
Solar panels
Outside tap and electrical socket

Plot 1 benefits from optional extras - please contact Thomas James for further information

Location

Nursery Drive is close to for all the amenities and facilities provided in Carlton, including supermarkets, pubs, healthcare and leisure facilities. Carlton Square Shopping Centre is a short drive away offering larger supermarkets and amenities. The area is also supported by several primary and junior schools and a secondary Academy. The King George V Recreation Ground is close by with children's play facilities, football and a skate park.

Nottingham city centre with its many retail outlets and a variety of pubs and restaurants is only 4 miles away by bus or car. Carlton is well connected to Nottingham via its road networks, with easy access to the M1 and A46. Carlton Train station provides good access to Nottingham, Derby, and further afield to Newark, Lincoln and Crewe. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is 16 miles away by car.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James 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 Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Plan

living 5.02 x 2.99
kitchen / dining 5.27 x 3.98 (max)

Plots A



First Floor Plan

bedroom 1 3.37 x 2.97
bedroom 2 3.15 x 2.74
bedroom 3 2.99 x 2.17 (max)

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TJ
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