



Acacia Crescent, Carlton, Nottingham, NG4 3JH
£200,000 Freehold


MARTIN&CO

Acacia Crescent, Carlton

3 Bedrooms, 1 Bathroom

£200,000

- Three Bedroom Semi-Detached House
- Open Plan Kitchen/Diner
- No Onward Chain
- Enclosed Rear Garden
- Driveway
- Cul-De-Sac Setting
- Popular Location - Close To Amenities

Being offered to the market with no onward chain this three bedroom semi-detached house stands on this quiet cul-de-sac setting yet affording easy access to an array of local amenities and transport links. The accommodation comprises of an entrance hall, living room and open plan kitchen/diner to the ground floor with three bedrooms and a fitted bathroom to the first floor. Externally, the property has an enclosed rear garden and there is a driveway to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

providing off road parking.

ENTRANCE HALL 4' 7" x 3' 9" (1.4m x 1.14m)
Accessed via an external uPVC door with wood effect laminate flooring, window to the front elevation and ceiling light.

LIVING ROOM 13' 2" x 12' 10" (4.01m x 3.91m) With wood effect laminate flooring, uPVC double glazed bow window to the front elevation, electric fire and surround, wall mounted radiator, ceiling light and two wall lights.

KITCHEN/DINER 16' 1" x 9' 8" (4.9m x 2.95m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooker point, washing machine plumbing, wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and two opaque windows to the side elevation, sliding patio doors to the rear garden, under stairs storage cupboard, ceiling light and fitted ceiling

spotlights.

LANDING With fitted carpet, uPVC double glazed window to the side elevation, loft hatch and two ceiling lights.

MASTER BEDROOM 12' 8" x 10' (3.86m x 3.05m)
With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 10" x 8' 1" (3m x 2.46m) With fitted carpet, uPVC double glazed window to the rear elevation, storage cupboard, wall mounted radiator and ceiling light.

BEDROOM THREE 7' 11" x 6' 7" (2.41m x 2.01m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

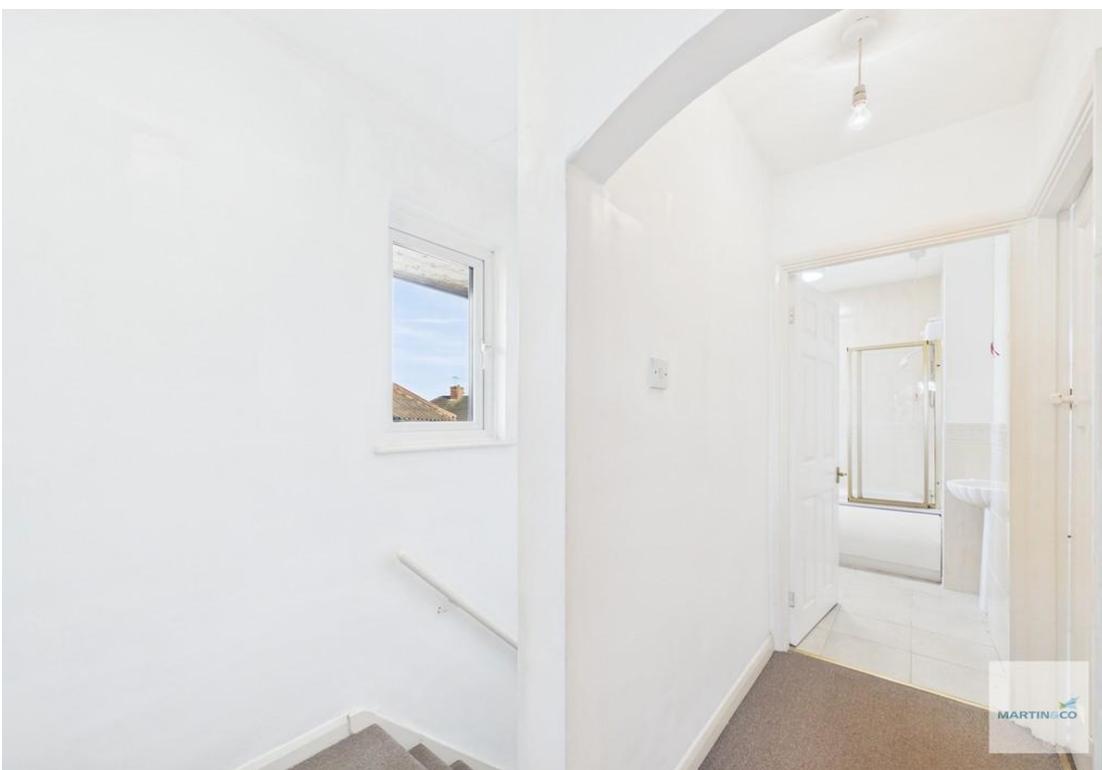
BATHROOM Comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash had basin, floor and part wall tiling, wall mounted radiator,

over stairs storage cupboard, opaque uPVC double glazed window to the side elevation and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is laid to lawn with a raised paved patio area, a range of mature trees and shrubs, fence and hedge boundary and gate access. To the front is a laid to lawn garden, hedge boundary and paved driveway providing off road parking.









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