



Broadacres Avenue  
Carlton  
DN14 9NE

£115,000

- Semi Detached House
- 3 Good Sized Bedrooms
- Spacious Dining Kitchen
- Groundfloor WC
- Tiled House Bathroom
- Gas Combi & Upvc Windows
- Enclosed Rear Gardens
- EPC Rating C



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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Carlton- Available with no onward chain, this spacious property is located in a pleasant cul de sac in the sought after village location of Carlton, providing excellent access to the motorway network. The property benefits from Upvc windows, gas combi combination boiler and good sized fully enclosed gardens. The accommodation consists of entrance hallway, lounge, groundfloor WC and spacious dining kitchen. To the first floor are 3 good sized bedrooms and a superb fully tiled house bathroom with shower over. Viewing recommended.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Timber front entrance door with opaque stained and leaded glass effect insert leads into

**ENTRANCE HALLWAY** Good sized entrance hallway with useful under stairs storage space, central heating radiator, good sized storage cupboard with cloak hanging and storage shelving, Upvc window to the front and internal doors leading off.

**LOUNGE** 11' 4 max" x 14' 2" (3.45m x 4.32m) With Adam style polished timber fire surround incorporating marble effect back and raised hearth housing real flame coal effect gas fire, ceiling mounted spotlights, central heating radiator and Upvc double glazed window providing views over the rear garden.

**GROUND FLOOR W.C.** 2' 6" x 5' 1" (0.76m x 1.55m) With modern white suite comprising low level flush W.C., corner mounted wash hand basin, ceramic tiled walls to dado rail height and Upvc opaque window to the front.

**DINING KITCHEN** 17' 6" x 10' 0" (5.33m x 3.05m) Extremely spacious dining kitchen with fitted wall and base units finished in cream with block effect food preparation surfaces and co-ordinating ceramic splash back tiling, integrated dishwasher, plumbing for automatic washing machine and dryer, tile effect laminate wood flooring, central heating radiator, colour wash panelled walls, two integral shelved

storage cupboards one containing gas combination boiler, Upvc double glazed windows to both front and side and timber rear door opens out into rear garden.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Staircase incorporating polished timber handrail leads to landing with access to roof void, two useful shelved storage cupboard and internal doors leading off.

**BEDROOM ONE** 17' 7 max" x 8' 10" (5.36m x 2.69m) With good quality laminate wood flooring, central heating radiator and Upvc double glazed window overlooking the rear garden. Doorway leads into useful walk in wardrobe providing both hanging rail and storage shelving.

**BEDROOM TWO** 11' 9" x 9' 7" (3.58m x 2.92m) With central heating radiator and Upvc double glazed window to the side.

**BEDROOM THREE** 11' 9 max" x 7' 8" (3.58m x 2.34m) With central heating radiator and Upvc double glazed window to the rear.

**HOUSE BATHROOM** 5' 8" x 6' 5" (1.73m x 1.96m) Elegant and modern house bathroom fitted with modern white suite with contemporary style fittings comprising low level flush W.C., pedestal wash hand basin, panelled bath with Tryton electric shower over. Benefits from fully tiled walls and

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flooring, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the front.

#### EXTERNAL

**FRONT AND SIDE** To the front of the property is a paved walkway which leads to front door with additional outside cold water supply. To the side a timber pedestrian access gate gives access to the side and rear. To the side of the property is a paved hard standing area ideal for bins with additional timber storage shed.

**REAR** To the rear is a fully enclosed mature lawned garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards and timber pedestrian access gate. The rear garden is predominately laid to lawn with outside light and paved walkway.

**TENURE** The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

**HEATING AND APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

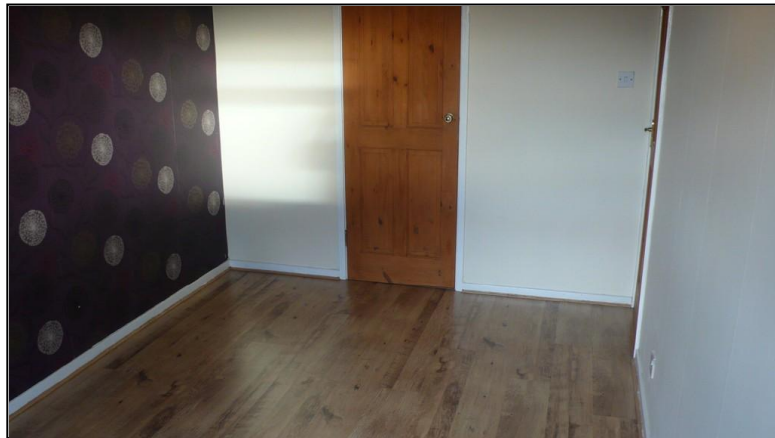
**LOCATION** Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road, pass through 3 roundabouts, remaining on A614. At roundabout, take 2nd exit on to A645 and at the next roundabout, take 2nd exit. Continue and at roundabout, take 1st exit on to A1041. Enter into the village of Carlton and turn left on to Mill Lane. Turn left on to Broadacres and turn left on to Broadacres Avenue where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: A



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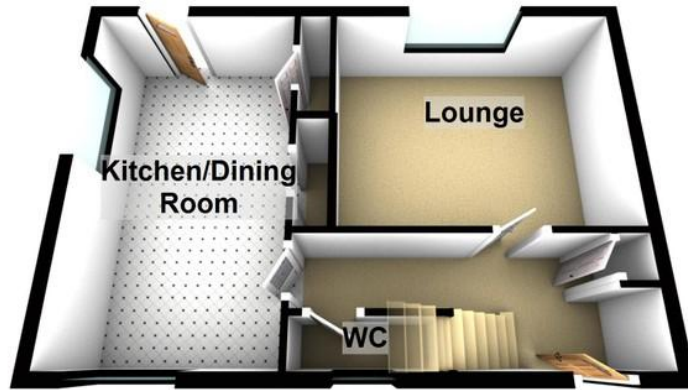


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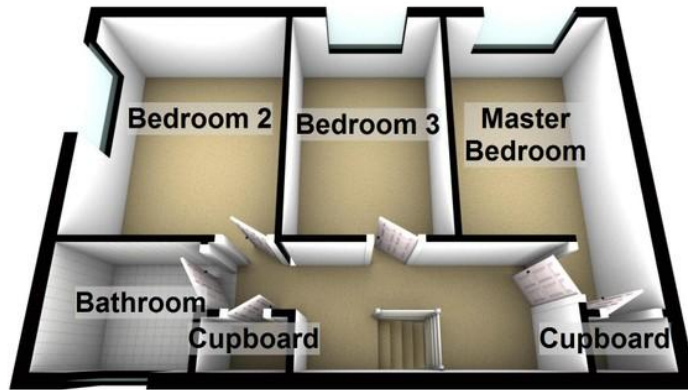
### Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 85.3 sq. metres (918.5 sq. feet)

