



£260,000

Southdale Road, Nottingham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0115 697 28 29



www.normangalloway.co.uk



Step Inside

Key Features

- Large Garage
- Private Driveway
- 3 Bedrooms
- chain free
- Plenty of Storage
- Close To Local Amenities
- Close to local shops
- Conservatory
- Development Opportunity
- Double Glazing

Property Description

Norman Galloway is delighted to bring to market this much-loved three-bedroom semi-detached family home with a large garage. Owned by the same family for nearly 60 years, homes with such long-term ownership rarely come to market and reflect a well-established family home.

Main Particulars

3 BED SEMI WITH LARGE GARAGE

The accommodation is well suited to growing families and offers flexible living space throughout. The property comprises three well-proportioned bedrooms, two separate reception rooms ideal for family living and dining, a fitted kitchen, a family bathroom, and a conservatory overlooking the rear garden, perfect as a playroom, homework space, or additional family room.

Outside, the property benefits from a private driveway, a large brick garage accessed via a private drive, and additional brick storage sheds, providing excellent storage for bikes, pushchairs, and garden equipment. The enclosed rear garden offers a safe and secure space for children and pets, complemented by a front garden.

Further advantages include a large loft with potential for conversion subject to planning and building regulations, recent damp proofing works, new carpets, and most rooms freshly painted, allowing buyers to move straight in. There is also scope to reconfigure the rear living area and kitchen to create a spacious open-plan kitchen and family living space, subject to the usual consents.

Whilst there is a large garage and on street parking, there is scope for a drop curb and parking within the property's boundary subject to approvals.

Located in the popular residential area of Carlton, the property is well placed for local schools, everyday amenities at Carlton Hill, nearby parks and green spaces, excellent public transport links into Nottingham city centre, and convenient access to major road routes including the A612 and A60.

Viewings are strictly by appointment via Norman Galloway.

Early viewing is strongly recommended to appreciate the space, setting, and long-standing family history this home offers.

*Please ensure that you complete your own research and get your own legal advice. Always check the conditions of your mortgage, should you be considering a purchase via a mortgage.

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

www.normangalloway.co.uk

DISCLAIMER: Please ensure you seek your own financial and planning advice when making type of purchase/investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for

your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the contract and any inventory provided before signing these documents

Council Tax Band: B (Gedling Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, On Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Lounge w: 3.24m x l: 5.85m (w: 10' 8" x l: 19' 2")

A bright sunny space with feature fire place and gas fire. New carpet.

Kitchen w: 1.93m x l: 5m (w: 6' 4" x l: 16' 5")

The kitchen has fitted base units and integrated oven and hob (gas). There is plenty of space and plumbing for a washing machine, dishwasher and side by side fridge freezer. There is ample work top and high level cupboards. The boiler is sited in this room.

Dining Room w: 3.21m x l: 4.41m (w: 10' 6" x l: 14' 6")

This leads on from the kitchen and could be used as a family room.

Leads on to the conservatory

Conservatory w: 2.22m x l: 3.07m (w: 7' 3" x l: 10' 1")

Comprises a centrally heated gas radiator and blinds. Great additional space

Cloakroom w: 0.78m x l: 1.84m (w: 2' 7" x l: 6')

This is a useful space as a cloak room or pantry.

Bathroom w: 1.99m x l: 2.65m (w: 6' 6" x l: 8' 8")

Modern tiled bathroom comprising: WC, large shower and sink with illuminated mirror.

Bedroom 1 w: 3.22m x l: 4.22m (w: 10' 7" x l: 13' 10")

Spacious double bedroom with gas centrally heated radiator, plenty of sockets and views to the rear garden.

Bedroom 2 w: 3.25m x l: 3.24m (w: 10' 8" x l: 10' 8")

Double bedroom with gas centrally heated radiator and views to the front of the property. New carpet

Bedroom 3 w: 1.96m x l: 2.43m (w: 6' 5" x l: 8')

Single bedroom with room for a single bed and wardrobe. Or could be used as a study.

Car Parking

On street parking available or within the large garage at the rear of the property.

Garden

The garden comprises a block paved patio, lawn and well stocked garden. Please note, due to the time of year the garden will be tidied once the weather improves.

Driveway

Private gated driveway at the rear of the property

Landing w: 1.99m x l: 2.64m (w: 6' 7" x l: 8' 8")

The stairs and landing have new carpets

Development Ideas

Whilst the house is move in ready and is perfectly acceptable to many buyers the following are development ideas to consider:

The loft has the potential for conversion subject to planning and building reg approvals.

The front of the property could have a drop curb and parking inside the property's boundary subject to the appropriate consents.

The kitchen/dining room could be opened up and made in to a large open plan living space, subject to the appropriate consents.

PLEASE-NOTE: THE FRONT OF THE PROPERTY REQUIRES SOME REPAIR WORK/PATCHING UP TO THE RENDER. THE VENDER WILL NOT BE DOING THIS SO THE PROPERTY HAS BEEN PRICED TAKING THIS IN TO CONSIDERATION.

Please note

The property has double glazing and a composite front door.

The loft is accessed from the bathroom and has loft ladders

There will be a new fence installed down the right hand side of the rear garden.

Garage w: 4.09m x l: 6.06m (w: 13' 5" x l: 19' 11")

The garage is large and has a door leading from the garden. There is an additional up and over double garage door leading to the rear of the garage and on to the private drive. This also leads to the second 'shed'.

Shed w: 2.44m x l: 3.71m (w: 8' x l: 12' 2")

This is the 'annexe' shed integral to the garage.

Shed

Additional small shed accessible from the private driveway at the rear of the property.

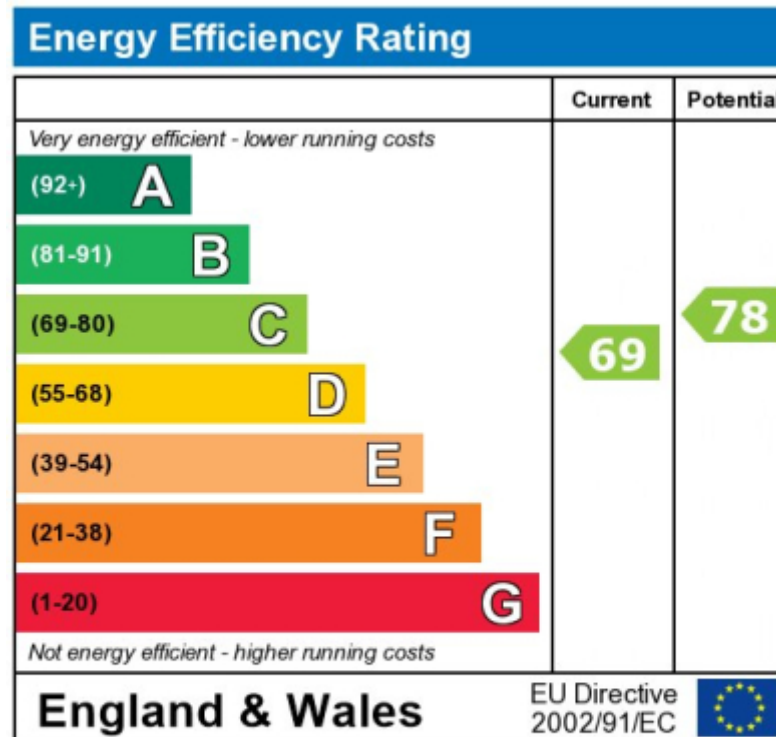




Southdale Road
NG4 - Carlton
Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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