



£255,000

Southdale Road, Nottingham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0115 697 28 29

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Customer Focus | Distinctive Results

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# Step Inside

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## 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

Charming three-bed semi with sizeable garage and private rear drive. Includes open-plan kitchen-diner, large lounge and conservatory. Directly opposite Parkdale School. A brilliant choice for families and buyers wanting a home they can personalise.

## Main Particulars

3 BED SEMI WITH LARGE GARAGE - A FAMILY HOME WITH SPACE TO GROW

This three-bed semi is ideal for growing families, offering flexible living throughout. Inside you'll find two great-sized reception rooms, a fitted kitchen, family bathroom, and a bright conservatory overlooking the garden-perfect as a playroom, homework zone or extra living space.

Outside, there's a large brick garage accessed via a private driveway (shared with neighbour's) plus additional brick stores-ideal for bikes, buggies and garden gear. The enclosed rear garden is safe for children and pets (new fence will be installed on the right) , with a front garden adding extra kerb appeal.

Further highlights include a generous loft with conversion potential (STPP), recent damp-proof works, new carpets and fresh décor in most rooms-meaning you can move straight in. There's also scope to reconfigure the rear rooms to create a stylish open-plan kitchen/diner (subject to consents).

While the property has a large garage and on-street parking, there's potential for a dropped kerb and private parking within the boundary (subject to approvals).

Recent damp proofing with 10 year guarantee

NO UPWARD CHAIN.

Situated in popular Carlton, opposite Parkdale School, close to Carlton Hill amenities, parks, green spaces, strong transport links into Nottingham, and easy access to the A612 and A60.

INCLUDED IN THE IMAGES ARE INTERIOR ARCHITECT'S DESIGNS SHOWING POTENTIAL OF ROOMS WITHOUT STRUCTURAL CHANGES.

Designs by:Aniela Kasia Interiors

Viewings strictly by appointment with Norman Galloway.

Early viewing is strongly advised 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:

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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 regarding 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 the sales particulars.

Please make sure you carefully read and agree with the contract before signing these documents.

Norman Galloway Sales & Lettings are registered with:

\* Property Redress, with reference: PRS01969.

\* Information Commissioners' Office, with reference: ZA251605

\* Client Money Protect, with reference: CMP002689

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.



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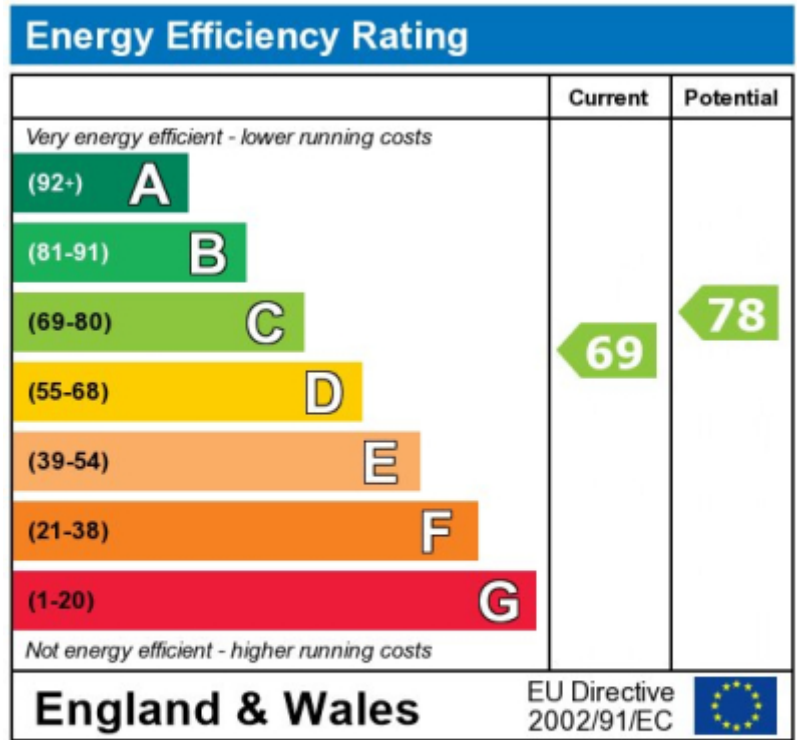
## Southdale Road

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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