



**£195,000-£205,000**

Guide Price

HILLCREST VIEW  
CARLTON

- WELL PRESENTED
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN KITCHEN
- TIERED GARDEN
- DRIVEWAY
- EPC E



## Beautifully Presented Two-Bedroom Semi-Detached

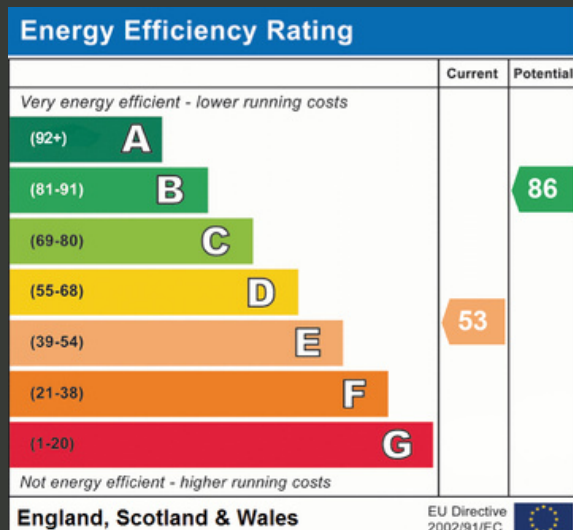
WE ARE DELIGHTED TO PRESENT THIS CHARMING TWO-BEDROOM SEMI-DETACHED FAMILY HOME, PERFECTLY POSITIONED IN THE SOUGHT-AFTER AREA OF CARLTON. IDEAL FOR FIRST-TIME BUYERS OR YOUNG FAMILIES, THIS PROPERTY OFFERS COMFORTABLE AND MODERN LIVING. CONVENIENTLY LOCATED NEAR LOCAL AMENITIES, WELL-REGARDED SCHOOLS, AND BENEFITING FROM EXCELLENT TRANSPORT LINKS, IT PROVIDES A BALANCE OF LIFESTYLE AND PRACTICALITY.

THE GROUND FLOOR FEATURES A SPACIOUS ENTRANCE HALL LEADING TO A WELL-APPOINTED KITCHEN WITH SPACE FOR APPLIANCES, A BRIGHT AND SPACIOUS LIVING ROOM WITH AMPLE SPACE FOR A DINING TABLE, PERFECT FOR FAMILY MEALS OR ENTERTAINING GUESTS. THE LIVING ROOM ALSO PROVIDES DIRECT ACCESS TO THE REAR GARDEN.

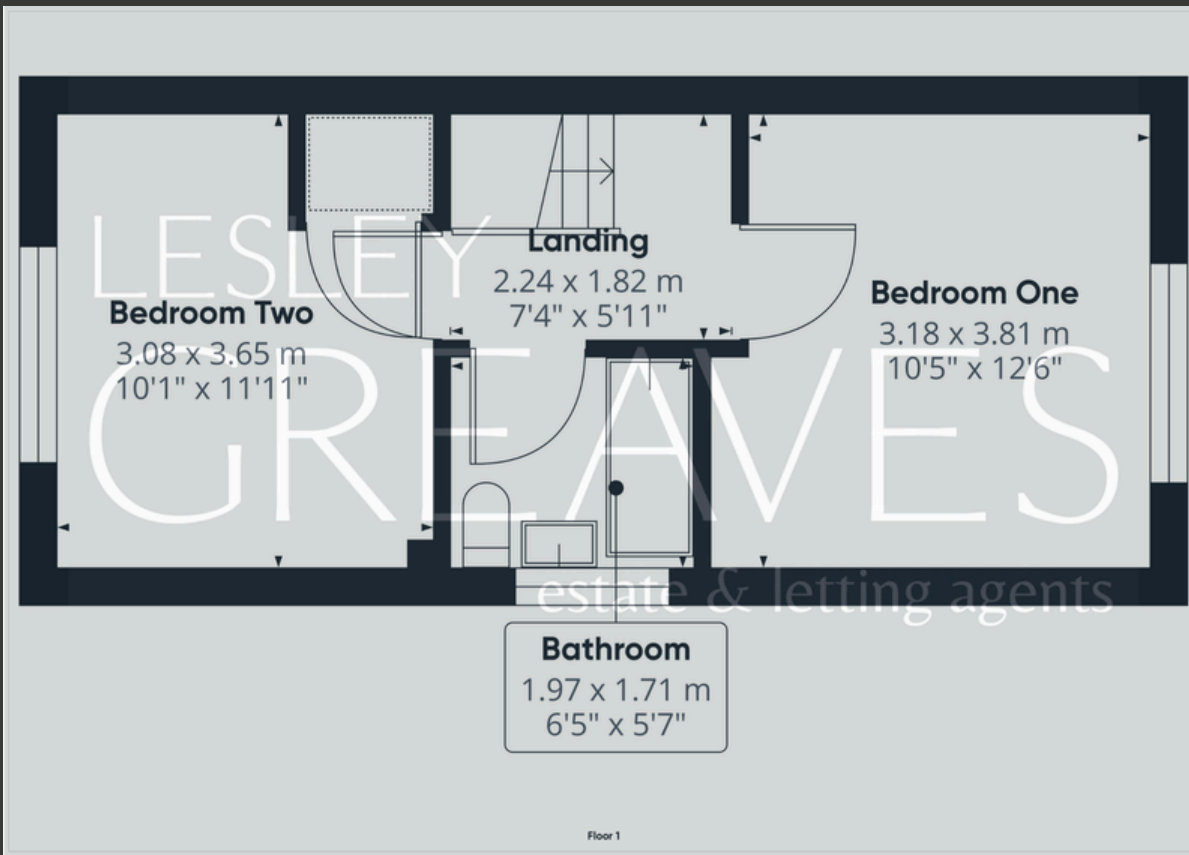
UPSTAIRS, THERE ARE TWO GENEROUSLY SIZED BEDROOMS, BEDROOM TWO WITH BUILT-IN CUPBOARD, AND A MODERN FAMILY BATHROOM.

OUTSIDE, THE PROPERTY ENJOYS A BEAUTIFULLY TIERED REAR GARDEN, FEATURING A DEDICATED SEATING AREA, PERFECT FOR OUTDOOR DINING AND RELAXATION. WITH SCENIC VIEWS AND PLENTY OF SPACE FOR OUTDOOR ACTIVITIES, THIS GARDEN IS IDEAL FOR BOTH ENTERTAINING AND FAMILY ENJOYMENT. A PRIVATE DRIVEWAY TO THE SIDE OFFERS CONVENIENT OFF-STREET PARKING.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 61 SQ METERS







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