



 4

 2

 1

 D

DavidJames
the estate agent

Palmer Crescent, Carlton, Nottingham, NG4 1ER

Guide Price £300,000

About This Property

GUIDE PRICE £300,000 - £325,000 A well presented and extended 4 bedroom detached family home with a beautiful and established large garden which must be viewed to be fully appreciated! Tucked away in the corner of Palmer Crescent, the property comprises a bright and spacious lounge with a feature log burner, separate versatile dining room and a breakfast kitchen with a range cooker and space for freestanding appliances whilst upstairs, holds 4 bedrooms (with 3 double bedrooms) which are complemented by a WC and a modern shower room fitted with a washbasin, towel radiator and a shower cubicle with twin showerheads. Outside, the generous garden enjoys an initial large decked patio seating area which provides a wonderful space for entertaining and in turn leads to an enclosed lawn with a feature pond. To the front, a driveway provides off-street parking for multiple vehicles and extends along the side of the house for additional parking and in turn leads to the detached double garage which benefits from access to power. Viewing is highly recommended!



- Extended detached family home situated in a cul-de-sac location
- 4 bedrooms (main bedroom with wardrobes and furniture)
- Entrance hall with useful understairs storage
- Bright and spacious lounge with feature log burner and sliding patio doors
- Separate versatile dining room with pantry
- Breakfast kitchen with range cooker
- Modern shower room with separate WC
- Generous established rear garden with large decked patio seating area
- Multi-car driveway with detached double garage
- Within easy reach of Carlton's amenities, schools and bus services

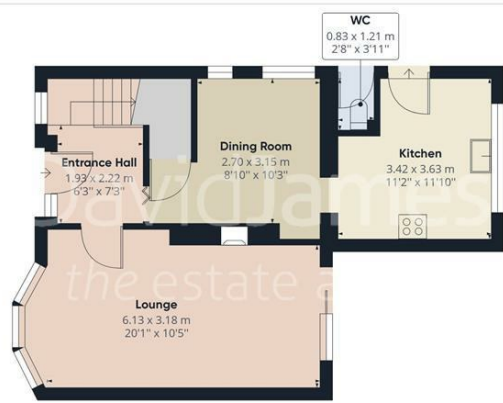




DavidJames

DavidJames

DavidJames



Floor 0



Floor 1

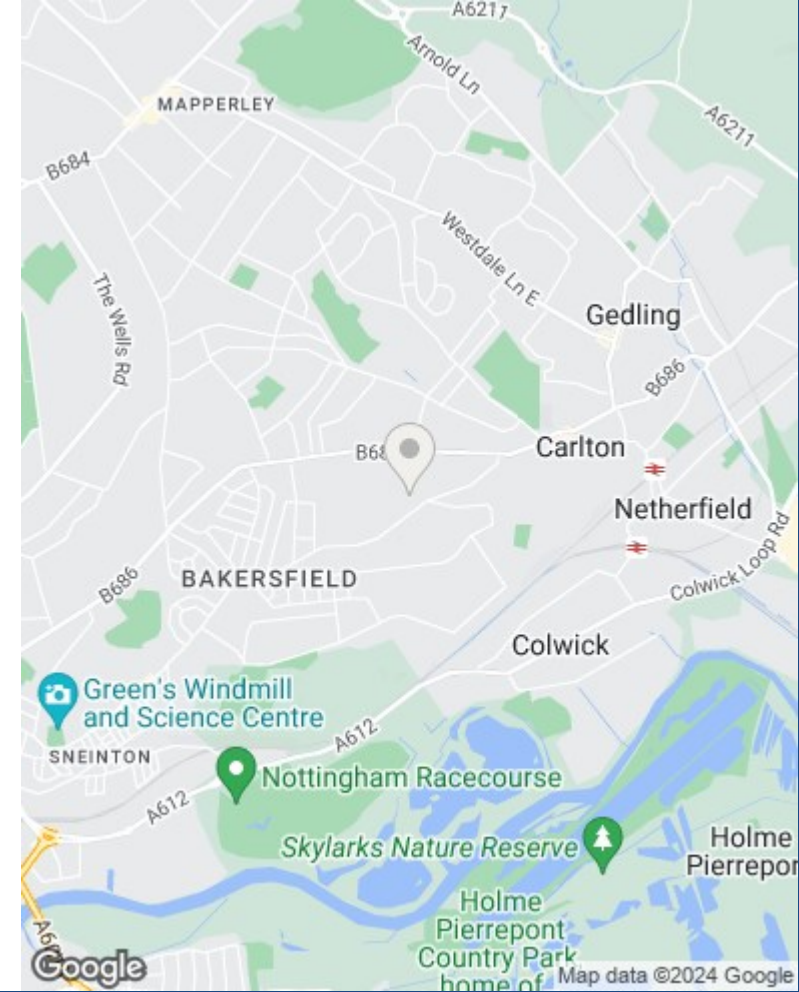


Approximate total area⁽¹⁾
 100.61 m²
 1082.93 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
 the estate agent

David James Estate Agents
 317 Carlton Hill, Nottingham, NG4 1GL
 t: 0115 987 8957 e: carlton@david-james.com

