



DavidJames
the estate agent

South View Road, Carlton, Nottingham, NG4 3QW

Guide Price £295,000

About This Property

This traditional-style detached home is presented in excellent condition throughout and is perfectly situated for easy access to the amenities of both Carlton and Mapperley. It offers close proximity to local schools and frequent bus services to the City Centre, ensuring convenience for families and professionals alike!

Upon entering, guests are greeted by a welcoming entrance hall that leads into a remarkable open plan living space. This area is highlighted by a living area with a feature electric fire and an island seating area, creating an inviting atmosphere for entertaining and relaxing. The versatile conservatory, complete with French doors, adds to the home's charm and flexibility.

The modern kitchen is equipped with timber-finish work surfaces, offering ample space for freestanding appliances alongside an included integrated electric oven, gas hob and extractor.

Upstairs, the property boasts three well-appointed bedrooms, each benefiting from fitted wardrobes, maximizing storage and space. The modern bathroom complements these rooms, featuring a three-piece white suite and a towel radiator.

Outside, the home boasts a south-westerly facing lawned rear garden with a feature patio seating area providing plenty of space for garden furniture. The generous shed provides additional storage solutions. The driveway and car-port offer off-street parking, adding to the practicality of this charming home.

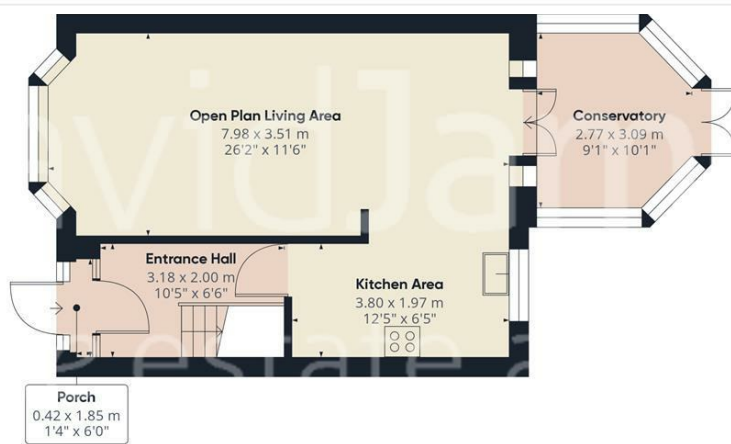
This property is a true gem, offering a harmonious combination of traditional charm and modern amenities, making it an ideal choice for those seeking a comfortable and convenient lifestyle!



- Traditional-style detached home
- Popular location close to local amenities
- Beautifully-presented throughout
- Spacious open plan living space with feature island seating area
- Versatile conservatory with French doors
- Modern kitchen with integrated oven, hob and extractor
- Three bedrooms (all with fitted wardrobes)
- Modern bathroom with three-piece white suite
- South-westerly facing lawned rear garden with patio seating area
- Driveway and car-port providing off-street parking







Floor 0



Floor 1

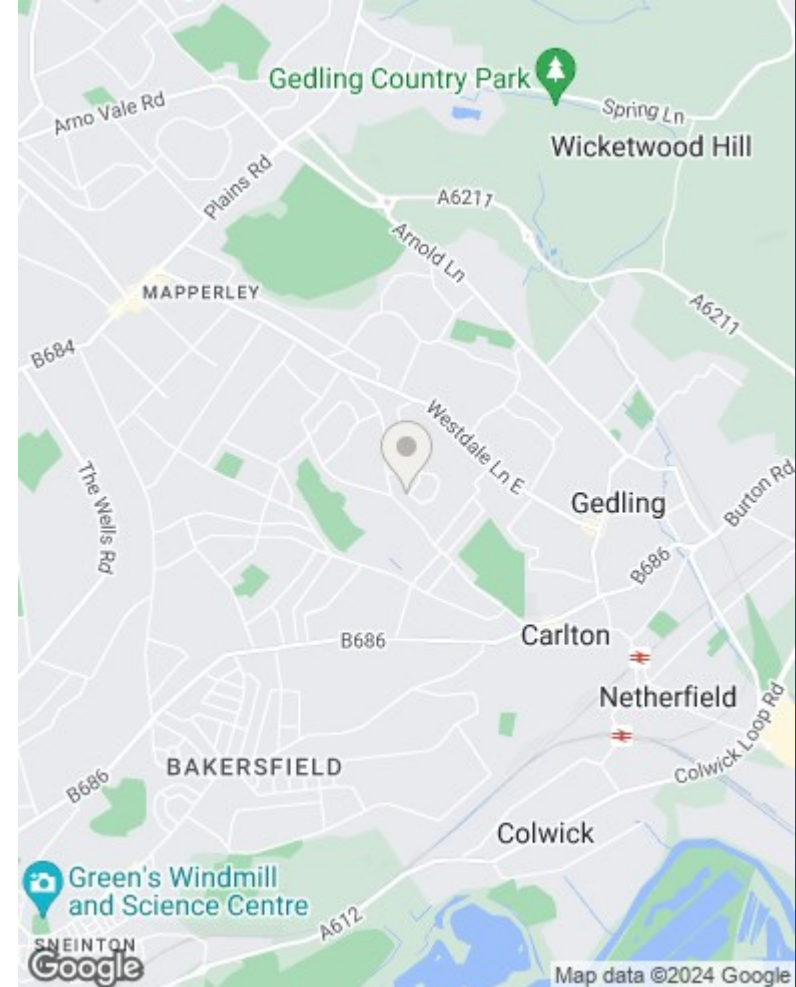


Approximate total area**
92.11 m²
991.45 ft²

(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.

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Council Tax Band: C
Gedling Borough Council
Freehold

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