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DavidJames
the estate agent

Poplar Close, Carlton, Nottingham, NG4 1HF

Guide Price £325,000

About This Property

Discover contemporary living with this split-level detached house in Carlton. The layout sees the bedrooms on the lower ground floor, including a master bedroom complete with timber floors, French doors opening onto the garden and an en-suite with a mains shower. The entrance hall welcomes you, leading to a ground floor WC with washbasin. The heart of the home is the combined lounge and dining area, with timber finish flooring and a cozy fireplace housing a gas fire. The modern kitchen, boasts cream panelled finish units, a breakfast bar and integrated appliances. A utility room adds to the convenience. A main bathroom on the lower ground floor features a white suite and mains shower. Comfort is guaranteed year-round with efficient gas central heating, UPVC double glazing, and the bonus of solar PV panels that contribute to sustainability and cost savings via the feed-in tariff. Outside there is a tiered garden to the rear with a patio, decking, and greenery, not to mention the stunning views of the surrounding area. To the front elevation there is a driveway and garage featuring versatile access points.



- Modern split level detached house with the bedroom accommodation to the lower ground floor
- Four bedrooms, bedroom one with timber flooring, French doors to the rear garden and an en-suite shower room/Wc with mains shower
- Entrance hall, ground floor Wc with washbasin
- Lounge/dining room with timber finish flooring and fireplace with gas fire
- Modern kitchen with cream panelled finish units and breakfast bar, integrated oven, combination oven, five-ring gas hob, extractor, dishwasher and fridge/freezer, utility room
- Lower ground floor bathroom/Wc with white suite and mains shower
- Gas central heating, UPVC double glazing, solar PV panels to the rear elevation with the property benefitting from the feed-in tariff
- Tiered rear garden with initial paved patio, decked and lawned areas
- Stunning views to the rear elevation over the local area
- Driveway provides off road parking, garage with up-and-over door, pedestrian access door and internal access door





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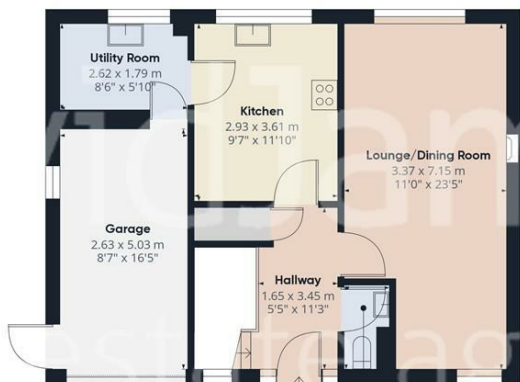
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Floor 0



Floor 1

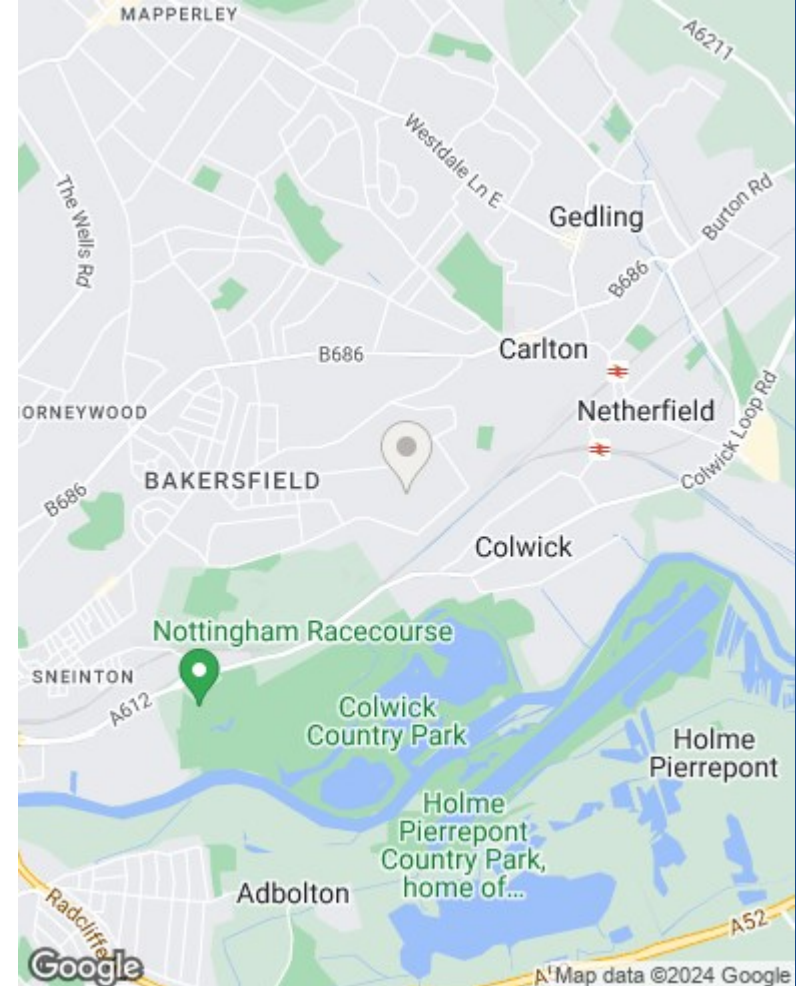


Approximate total area*
123.18 m²
1325.88 ft²

(*) 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: E
Gedling Borough Council
Freehold

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

