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**DavidJames**  
the estate agent

**Southcliffe Road, Carlton, Nottingham, NG4 1ES**

**Guide Price £325,000**

# About This Property



Guide Price £325,000-£350,000. We are delighted to present this immaculately-presented detached family home that stands as a testament to thoughtful design and modern living! Located within easy reach of Carlton Hill's amenities, a selection of schools and a frequent bus service to the nearby Nottingham City Centre.

Upon entry, you are greeted by an initial entrance hall that boasts a cloaks storage cupboard and the panel for the burglar alarm system. The heart of the home is a bright and generously sized lounge, accented with a feature remote-controlled gas fire and pre-wiring for a surround sound system. Adjacent to this, a separate dining room reveals a TV point and recently updated sliding patio doors which invites natural light.

The delightful kitchen features a high-gloss modern range of units with Quartz-overlay worktops and predominantly Bosch integrated appliances which include a double oven, induction hob, microwave, dishwasher, washing machine and a full-height fridge.

The upper floor hosts three bedrooms with the main and second bedrooms benefiting from built-in wardrobes. The bathroom boasts a heated granite-finish floor and a four-piece white suite that includes a separate shower cubicle, complemented by a towel radiator, shaver point and vanity storage. An additional separate WC sits adjoining.

Additional features include a Worcester boiler with Hive smart thermostat for on-the-go temperature control, double glazing throughout and a practical loft space with partial boarding, lighting and fitted ladder.

The garden creates a wonderful setting for relaxing and hosting, featuring a paved patio, artificial lawn, lighting, a TV aerial point and power sockets. To the front, the driveway is enhanced by external lighting and offers off-street parking for multiple vehicles as well as access to a useful garage equipped with a roller-shutter door, power and lighting alongside ventilation for a freestanding tumble dry

- Detached family home
- Immaculately-presented throughout
- Within easy reach of Carlton Hill's amenities, a variety of schools and frequent bus services
- Bright and spacious lounge with a feature gas fire
- Separate dining room with sliding patio doors
- Superb modern kitchen with integrated appliances
- Three bedrooms (bedrooms one and two with fitted wardrobes)
- Beautiful modern bathroom with underfloor heating and a four-piece suite
- Stunning low-maintenance rear garden
- Generous driveway and garage







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

103.74 m<sup>2</sup>  
1116.66 ft<sup>2</sup>

**Reduced headroom**

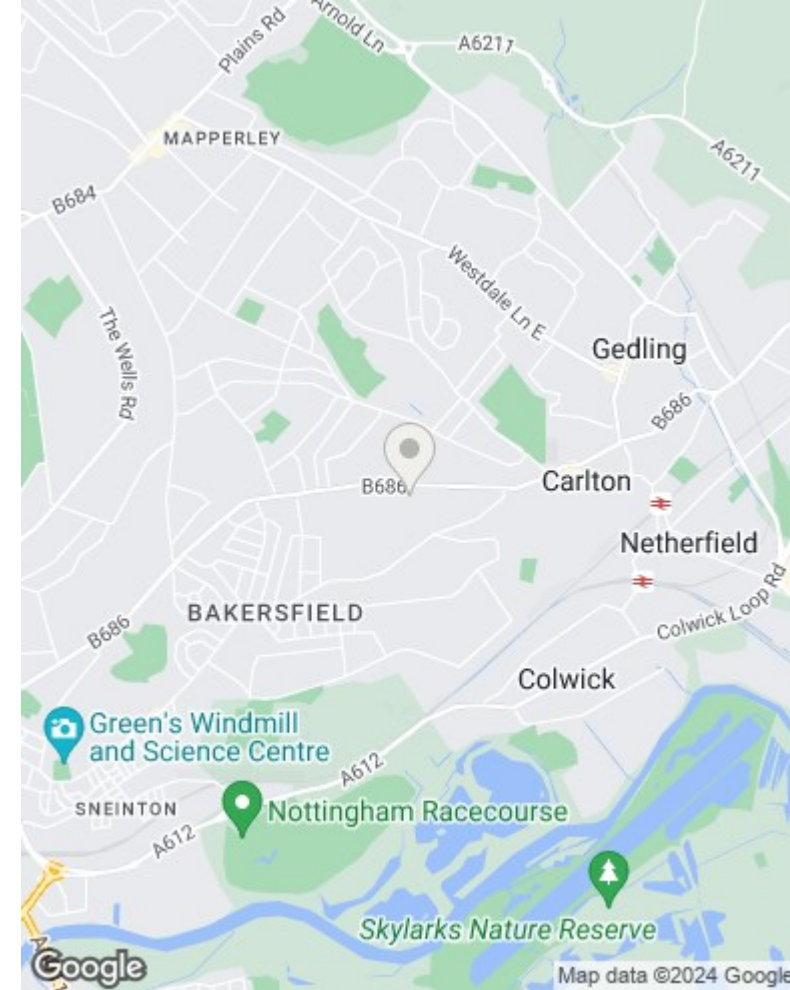
1.13 m<sup>2</sup>  
12.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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