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**DavidJames**  
the estate agent

**Park Road, Carlton, Nottingham, NG4 3DE**

**Offers In Excess Of £200,000**

# About This Property

We are pleased to bring to the market with semi-detached home which is located just a short walk from Carlton Square's shops alongside a variety of schools and frequent bus services - perfect for both families and professionals alike!

The spacious lounge features an inviting electric fire whilst the open plan dining kitchen is a highlight, having been recently refitted to incorporate a modern design with a breakfast bar seating area. The kitchen boasts a new range of contemporary units, with space available for freestanding appliances. Underfloor heating adds an extra layer of comfort, while French doors open up to the garden. A useful understairs utility cupboard provides additional practicality.

The ground floor also hosts a bathroom equipped with a three-piece modern white suite, an electric shower and underfloor heating.

Upstairs, you will find three bedrooms on the first floor. The top floor unveils a versatile carpeted loft space with staircase access, power and lighting and could function for a multitude of purposes.

Additional benefits of this property include UPVC double glazing throughout and gas central heating powered by a recently serviced boiler.

Outside, the south-westerly facing rear garden features artificial lawn for easy maintenance whilst a gated driveway at the side of the property provides convenient off-street parking.



- Semi-detached house
- Within easy reach of Carlton's excellent amenities
- Frequent bus services and schools available nearby
- Good-sized lounge with a feature electric fire
- Recently refitted modern dining kitchen with underfloor heating
- Bathroom with three-piece suite, electric shower and underfloor heating
- Three bedrooms
- Versatile carpeted loft space with staircase access
- Artificially lawned rear garden
- Gated driveway provides off-street parking

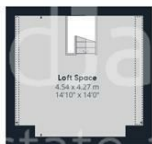




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
109.35 m<sup>2</sup>  
1177.06 ft<sup>2</sup>

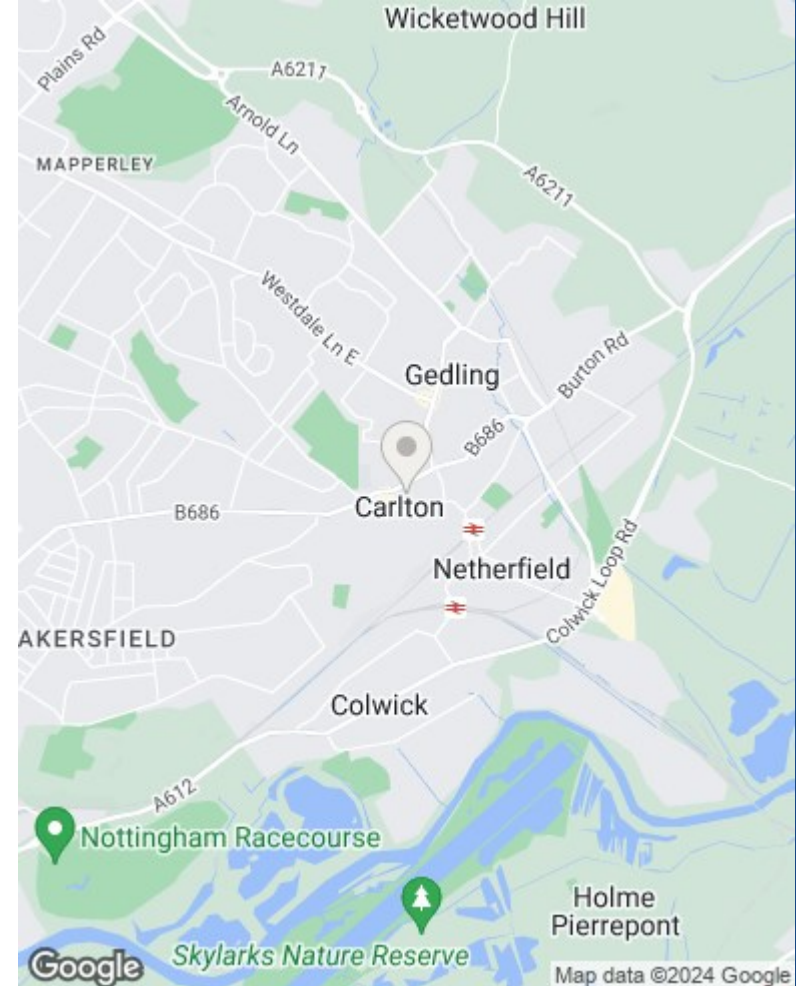
Reduced headroom  
2.27 m<sup>2</sup>  
24.42 ft<sup>2</sup>

(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: A**  
**Gedling Borough Council**  
**Freehold**

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