



DavidJames
the estate agent

Southdale Road, Carlton, Nottingham, NG4 1EW

Guide Price £250,000

About This Property

We are delighted to present this detached home which is beautifully maintained and situated conveniently close to Carlton's array of amenities! Just a short walk from a variety of schools and with frequent bus services to the City Centre on the doorstep, this home makes an ideal choice for both families and professionals alike.

Upon entering, you are greeted by an inviting entrance hall that houses the panel for the burglar alarm system for peace-of-mind. The heart of this home is undoubtedly its bright and spacious lounge, which boasts an electric fire and a large window to the front.

The kitchen is a true testament to modern living, featuring a beautiful breakfast bar area surrounded by a variety of units which incorporate an integrated Neff oven, induction hob and extractor, with ample space reserved for a washing machine, tumble dryer and fridge/freezer.

The upstairs comprises three bedrooms, with the primary bedroom offering fitted wardrobes and wonderful views over the local area. Additionally, the modern shower room is equipped with a three-piece white suite that includes vanity storage and a towel radiator.

Enhancing the appeal of this home is its UPVC double glazing and the gas central heating system, powered by a Worcester boiler.

Outside, the property features a generous and well-stocked tiered garden with an initial patio seating area which is perfect for relaxing. The driveway and garage offer parking, with the garage benefitting from both power and lighting.

- Detached family home
- Well-presented throughout
- Within easy reach of Carlton's excellent amenities
- A variety of schools and frequent bus services available nearby
- Bright and spacious lounge with a feature electric fire
- Superb modern breakfast kitchen with integrated cooking appliances
- Three bedrooms (main bedroom with fitted wardrobes and views to the front)
- Modern shower room with three-piece white suite
- Generous tiered rear garden with an initial patio seating area
- Driveway leading to the integral garage



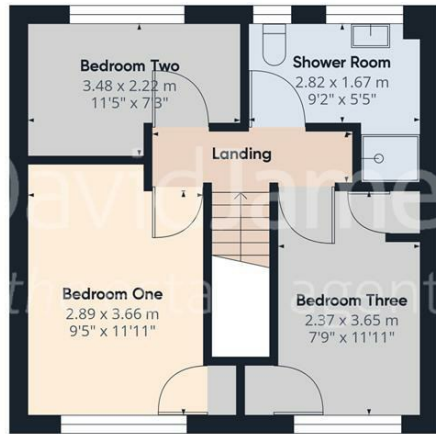




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

95.94 m²
1032.67 ft²

Reduced headroom

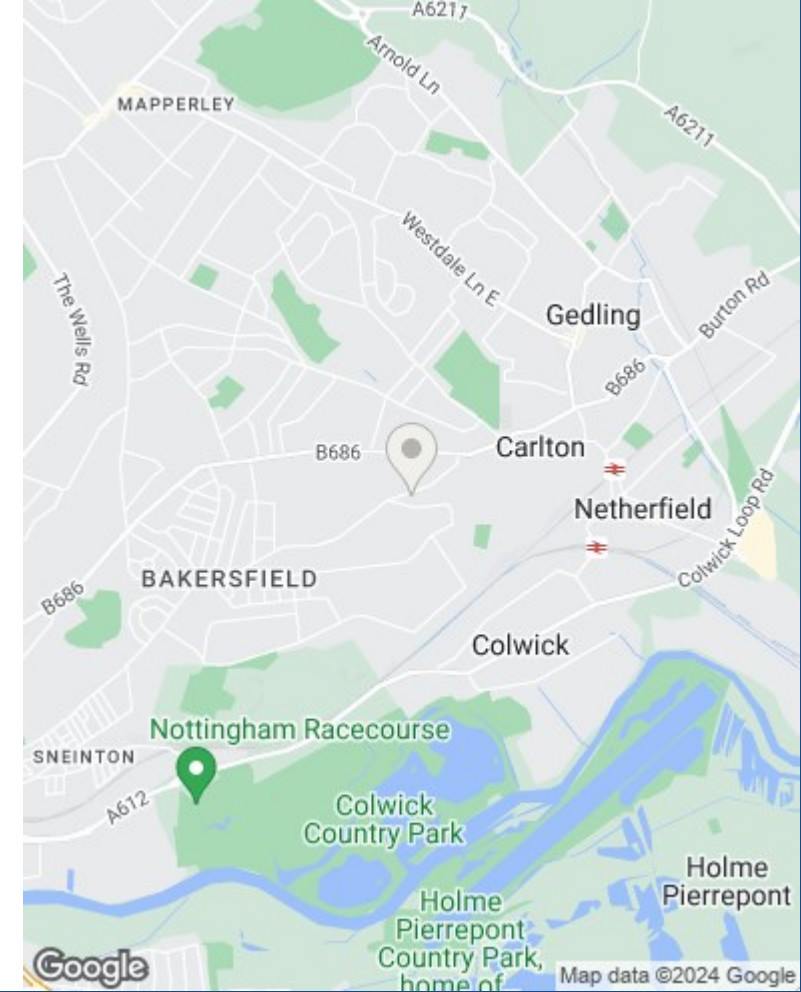
1.45 m²
15.55 ft²

(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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