



**DavidJames**  
the estate agent

**Greenwood Crescent, Carlton, Nottingham, NG4 1AQ**

**Guide Price £325,000**

# About This Property

GUIDE PRICE £325,000 - £350,000 This detached family home is ideally located in a cul-de-sac within easy access of Carlton and Bakersfield's amenities, variety of schools and regular bus services to the nearby Nottingham City Centre - a perfect choice for families and professionals alike!

As you enter, you are greeted by a welcoming entrance hall that includes the panel for the burglar alarm system for peace of mind. The bright and spacious lounge is a highlight, featuring a multi-fuel burner that serves as the focal point. The lounge flows seamlessly into the dining room, creating an open and inviting space. This area further extends to a sunlit conservatory with French doors leading out to the garden.

The kitchen is well-equipped with a range of units and has integrated appliances including an oven, hob with extractor and a dishwasher. An adjoining utility area provides additional space and plumbing for white goods, enhancing the functionality of this family home. Additionally, the property boasts a versatile games room, which can serve as an additional sitting area or guest room, complete with a convenient downstairs WC.

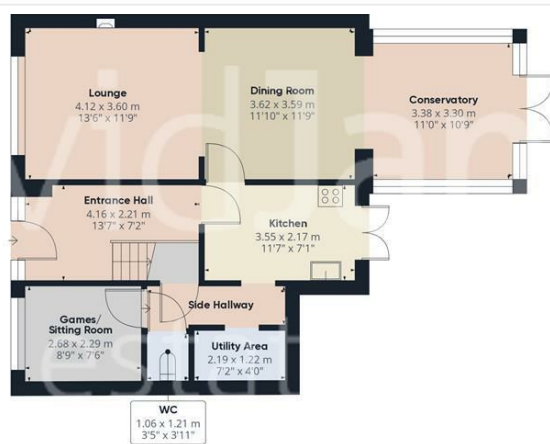
Upstairs, three bedrooms await, with the main and second bedrooms featuring built-in wardrobes. A modern family bathroom offers a four-piece suite, including a separate shower cubicle. For storage needs, there is loft space equipped with ladders and lighting.

The garden, with its patio seating area, is perfect for outdoor gatherings and enjoys a south-westerly aspect for optimal sunshine. Ample off-street parking is available at the front of the property, catering to multiple vehicles.



- Detached family home
- Within easy reach of Carlton and Bakersfield's nearby amenities and schools
- Frequent bus services available nearby to Nottingham City Centre
- Bright and spacious lounge with a feature multi-fuel burner
- Dining room with open access to the conservatory
- Fitted kitchen with an adjoining utility area
- Versatile games room/sitting room/occasional guest room
- Three first floor bedrooms with a modern family bathroom
- Generous south-westerly facing garden with an initial patio seating area
- Off-street parking to the front for multiple vehicles





Floor 0



Floor 1

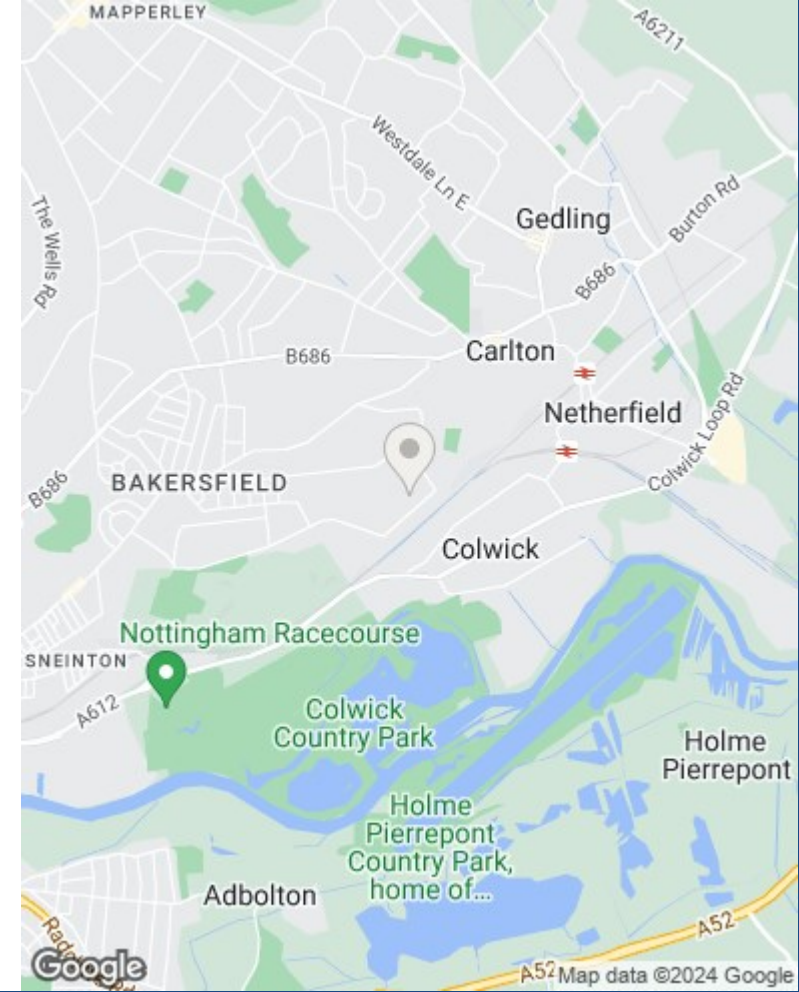


Approximate total area\*  
114.84 m<sup>2</sup>  
1236.14 ft<sup>2</sup>

(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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