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**DavidJames**  
the estate agent

**Greenwood Road, Carlton, Nottingham, NG4 1AP**

**Offers In The Region Of £265,000**

# About This Property

We are delighted to present this immaculately-presented detached bungalow which sits within easy reach of both Carlton and Bakersfield's amenities. With frequent bus services to the nearby Nottingham City Centre available just a short walk away, this home is a true gem and provides a perfect balance of convenience and comfort!

Upon entering, you are greeted by a welcoming entrance hall featuring an initial porch and a practical double cloaks cupboard. From here, you will find the spacious lounge which is a true highlight and boasts a feature multi-fuel burner, perfect for cosy evenings.

The modern breakfast kitchen is equipped with a generous range of units and Quartz countertops, further incorporating both an integrated dishwasher and a washer/dryer. The superb range cooker is included whilst space is available for a freestanding fridge/freezer.

The property then offers three bedrooms, with the main bedroom featuring an in-built wardrobe. The modern shower room includes a walk-in cubicle and a rainfall-style shower, adding a touch of luxury to your daily routine.

Additional benefits of this bungalow include UPVC double glazing, gas central heating powered by a recently replaced Baxi boiler (April 2023), a CCTV system and a boarded loft space with shelving, a ladder, power and lighting. The property also boasts exceptional views over the surrounding areas, extending towards the lakes at Colwick Country Park!

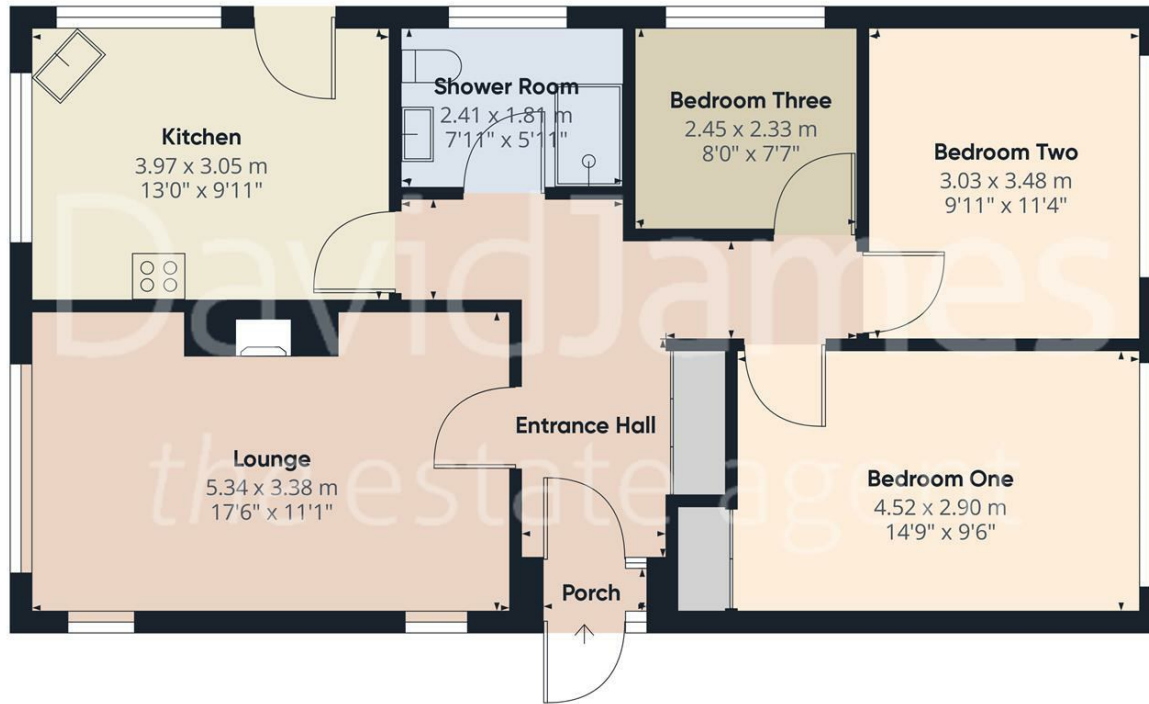
The gardens are a standout feature. With patio areas on both sides of the property, the main right-hand side decked patio takes advantage of the views and offers a wonderful space for relaxing and entertaining guests. The meticulously-maintained rear garden is tiered and features well-stocked beds and borders, a greenhouse and manicured lawns alongside external sockets. Perfect for those with a green thumb and a true highlight of this wonderful home!

Completing this fantastic property is a garage to the front, providing valuable storage space or parking.

- Detached bungalow
- Immaculately-presented throughout
- Within easy reach of Carlton's amenities and the nearby City Centre
- Spacious lounge with a feature multi-fuel burner
- Fantastic breakfast kitchen with Quartz countertops
- Three bedrooms
- Modern shower room with a walk-in cubicle and rainfall-style shower
- Stunning views available to the front
- Meticulously-maintained garden with a feature decked patio seating area
- Garage to the front







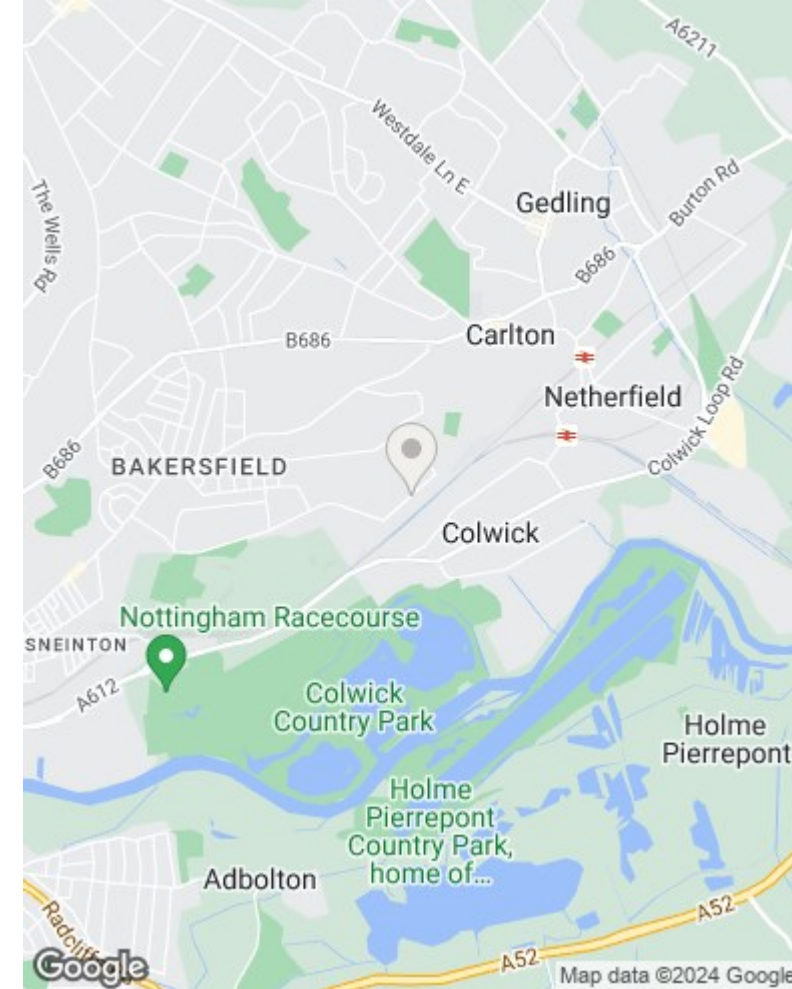
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Approximate total area\*\*  
76.97 m<sup>2</sup>  
828.45 ft<sup>2</sup>

(\*) 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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**PROTECTED**

**The Property Ombudsman**

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