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DavidJames
the estate agent

Greenwood Crescent, Carlton, Nottingham, NG4 1AQ

Guide Price £325,000

About This Property



GUIDE PRICE £325,000 - £350,000. Discover the charm of this traditional detached house located in Carlton, offering a perfect blend of classic style and modern amenities. This delightful home features three spacious bedrooms and a welcoming entrance hall adorned with feature tiled flooring. The lounge is a cozy retreat with a bay window, laminate flooring, and an electric burner set into a fireplace recess. The contemporary dining kitchen is a highlight, boasting grey gloss finish units, a dining island, a breakfast bar, and French doors leading to the enclosed rear garden. The kitchen is also equipped with integrated appliances including a double oven, hob, extractor, and dishwasher. A practical utility room with matching grey units and integrated laundry facilities, along with a ground floor shower room/WC, adds to the convenience.

The first floor houses a stylish bathroom/WC with a white suite, mains shower, and a vanity unit. Modern comforts are ensured with gas central heating, UPVC double glazing, an alarm system, and a newly installed roof (2024). The Presscrete paved driveway offers off-road parking and leads to a garage with power and lighting. Outside, the property is surrounded by an enclosed lawned garden with a gravelled border, patio, and decked areas. Positioned on a corner plot, there is an additional lawned garden area to the side elevation, providing ample outdoor space for relaxation and entertaining.

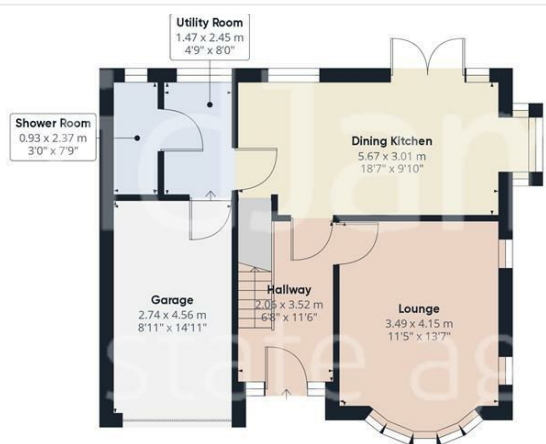
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- Traditional style detached house
- Three bedrooms, entrance hall with feature tiled flooring
- Lounge with bay window to the front elevation, laminate flooring and electric burner set to a fireplace recess
- Dining kitchen with a range of grey gloss finish base and eye level units and dining island unit as well as additional breakfast bar and French doors to the rear garden
- Integrated double oven, hob, extractor and dishwasher
- Utility room with grey high gloss units and integrated washing machine and tumble dryer, ground floor shower room/Wc with white suite and glazed front shower cubicle with electric shower
- First floor bathroom/Wc with white suite, mains shower and washbasin set to a vanity unit
- Gas central heating, UPVC double glazing, alarm system, new roof installed in 2024
- Presscrete paved effect driveway across the front of the property provides off road parking, garage with power and lighting
- Enclosed lawned rear garden with gravelled border and both patio and decked areas, situated on a corner plot with an additional lawned garden area to the side elevation



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Floor 0



Floor 1

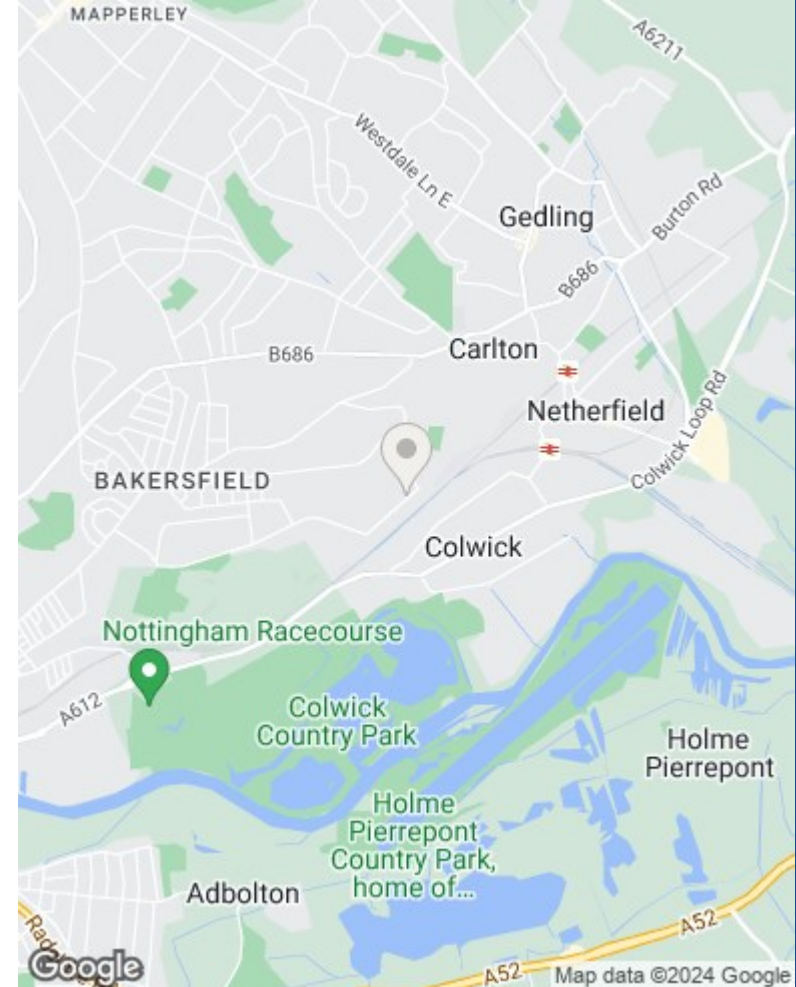


Approximate total area[®]
99.57 m²
1071.71 ft²

(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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