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**DavidJames**  
the estate agent

**Highclere Drive, Carlton, Nottingham, NG4 3DJ**

**Guide Price £380,000**

# About This Property



Nestled towards the end of a cul-de-sac in Carlton, this extended traditional-style detached house exudes charm and character. Boasting four double bedrooms, this home offers ample living space for a growing family.

Upon arrival, you are greeted by an inviting entrance porch adorned with original stained glass leaded windows, setting a delightful tone for the rest of the house. The entrance hall features original three-quarter height panelling on the walls and is complemented by laminate flooring.

The lounge, located at the front of the property, is bright and welcoming, with a bay window that floods the room with natural light. The heart of the home, the dining kitchen, is equally impressive. It features laminate flooring, a peninsular breakfast bar, and another bay window overlooking the rear garden. The kitchen is modern and sleek, with grey handleless units and integrated appliances, including an oven, hob, extractor, dishwasher, and a wine cooler.

For added convenience, the utility room, also with laminate flooring, includes a Wc and provides access to a second reception room. This versatile space can be utilised as a playroom or a home office, catering to your family's needs.

Upstairs, the first-floor bathroom is fully tiled and features a white suite, including a corner bath, separate shower cubicle with a mains shower, and a washbasin set to a vanity unit with storage beneath. There is also an adjacent Wc.

The property benefits from combination gas central heating and UPVC double glazing. Outside, the driveway offers off-road parking for two vehicles. The rear garden is a generous size, featuring a decked area perfect for outdoor entertaining and relaxation.

This delightful home in Carlton offers a perfect blend of traditional charm and modern convenience, providing a comfortable and versatile living space for any family.

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- Extended traditional style detached house situated towards the end of a cul-de-sac
- Four double bedrooms
- Entrance porch with original stained glass leaded windows, entrance hall with original three quarter height panelling to the walls and laminate flooring
- Lounge with bay window to the front elevation
- Dining kitchen with laminate flooring, peninsular breakfast bar and a bay window to the rear elevation, kitchen with grey handleless units and integrated oven, hob, extractor, dishwasher and wine cooler
- Utility room with laminate flooring and Wc
- Second reception room (accessed from the utility room) which could be used as a playroom or home office
- Fully tiled first floor bathroom with white suite, corner bath, separate shower cubicle with mains shower and washbasin set to a vanity unit with storage beneath, separate Wc
- Combination gas central heating, UPVC double glazing
- Driveway provides off road parking for two vehicles, good sized lasted rear garden either decked area to the rear of the garden space



DavidJames





**Approximate total area<sup>(1)</sup>**

129.67 m<sup>2</sup>  
1395.75 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
10.76 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: D**  
**Gedling Borough Council**  
**Freehold**

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