



DavidJames
the estate agent

Cliff Road, Carlton, Nottingham, NG4 1BT

Guide Price £275,000

About This Property

NO CHAIN. Welcome to this extended traditional style detached house located in the desirable area of Carlton. This property boasts three bedrooms and offers versatile ground floor accommodation, making it an ideal family home.

Upon entering, you are greeted by a generous entrance hall that leads to a convenient ground floor WC with washbasin and adjoining utility space. The inviting lounge features a bay window that bathes the room in natural light, highlighting the period style cast iron working fireplace with open grate and Minton style decorative tiled inserts, creating a cozy atmosphere for relaxation.

The second sitting room opens up to a conservatory through elegant patio doors, providing a versatile space. The breakfast kitchen is a standout feature, equipped with a range of cream units, integrated oven, hob, and extractor. The tiled flooring adds to the kitchen's appeal, and the adjoining sitting area with a fireplace, exposed brick surround, and multi-fuel stove offers a warm and welcoming space for family meals.

The UPVC double glazed conservatory, with its tiled flooring and French doors, seamlessly connects the indoor and outdoor spaces, leading to the beautifully established rear garden. This outdoor haven features a decked area wrapping around the conservatory, a central lawn, established borders, fruit trees, and a charming summerhouse, perfect for enjoying the warmer months.

The fully tiled bathroom is fitted with a white suite and includes a shower off mixer taps, catering to all your family's needs. The property benefits from combination gas central heating, UPVC double glazing, and an alarm system for added peace of mind.

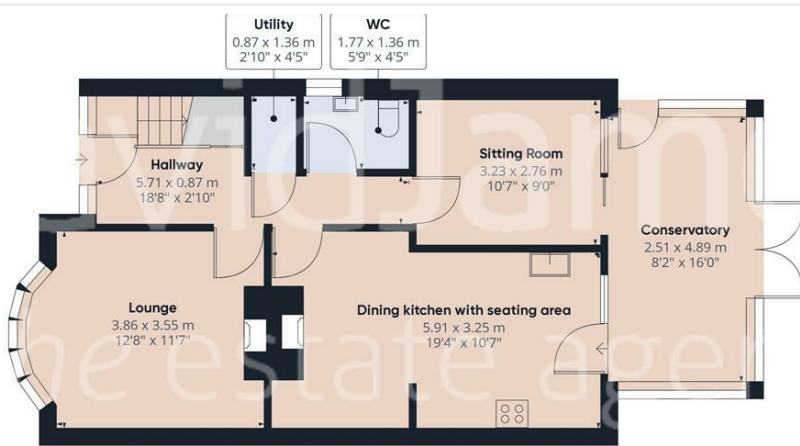
Externally, the block paved driveway provides off-road parking and leads to a garage, ensuring ample space for vehicles and storage. This delightful home, with its blend of character and modern features, is an opportunity not to be missed.



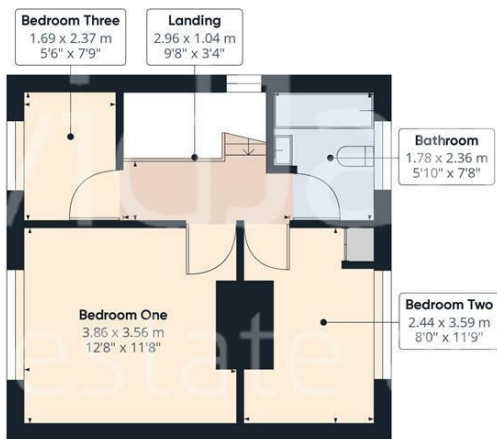
- Extended traditional style detached house, three bedrooms
- Good sized entrance hall, ground floor Wc with washbasin, utility space
- Lounge with bay window to the front elevation and period style cast iron working fireplace with open grate and Minton style decorative tiled inserts
- Second sitting room with patio doors to a conservatory
- Breakfast kitchen with a range of cream units, integrated oven, hob, extractor, tiled flooring and adjoining sitting area with fireplace with exposed brick surround and multi fuel stove
- UPVC double glazed conservatory with tiled flooring and French doors to the rear garden
- Fully tiled bathroom/Wc with white suite and shower off mixer taps
- Combination gas central heating, UPVC double glazing, alarm system
- Established lawned rear garden with decked area wrapping around the conservatory, central lawn, established borders, fruit trees and a summerhouse
- Block paved driveway provides off road parking, garage







Floor 0



Floor 1

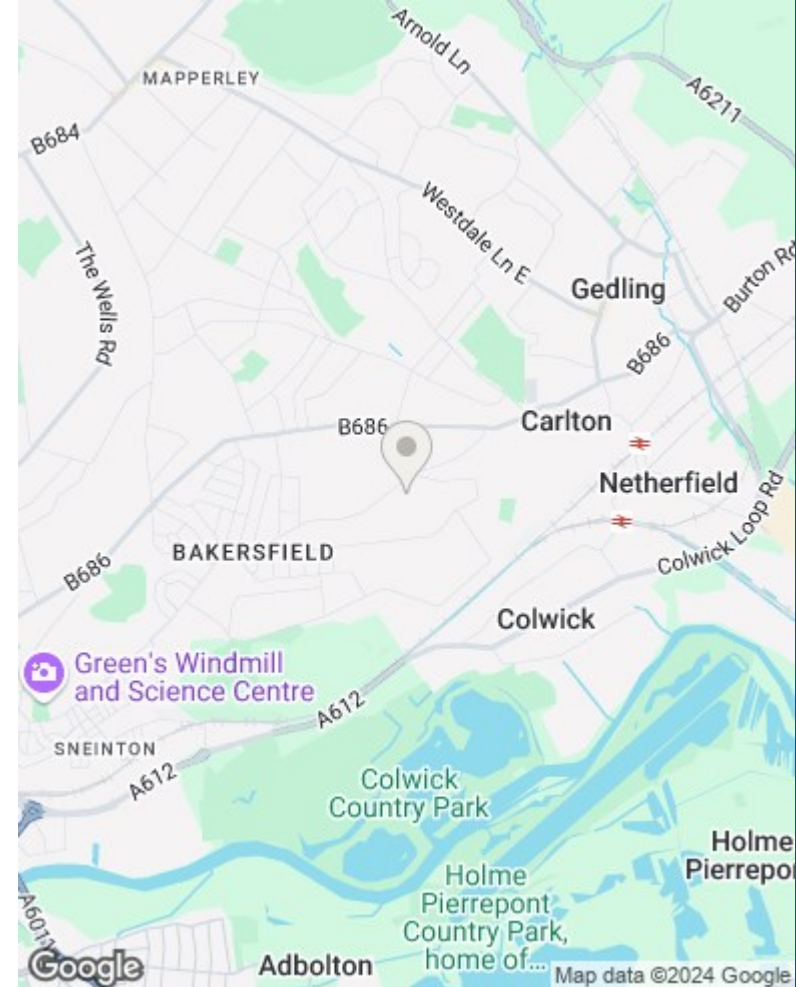


Approximate total area*
103.76 m²
1116.82 ft²

(*) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

