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DavidJames
the estate agent

Forester Grove, Carlton, Nottingham, NG4 1FR

Guide Price £250,000

About This Property

GUIDE PRICE £250,000 - £260,000 This well-presented extended detached family home is now available to purchase and is perfectly located for easy access to Carlton's local amenities, popular schools and frequent bus services to Nottingham City Centre, ensuring a straightforward daily commute!

Upon entering, you are greeted by a welcoming entrance hall with understairs storage housing the Vaillant boiler. The good-sized lounge features a gas fire and a bay window, providing a delightful space to unwind. Adjacent to the lounge is a separate dining room with French doors opening to the garden, seamlessly connecting indoor and outdoor living. The kitchen is well-equipped with a generous range of units and integrated appliances, including a Neff double oven, gas hob with extractor and a dishwasher. There's also ample space for a freestanding American-style fridge/freezer, washing machine and ventilated tumble dryer.

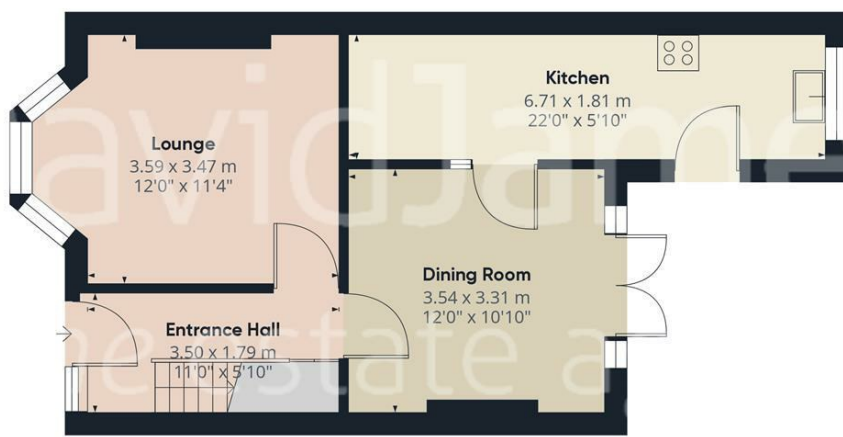
The first floor boasts three good-sized bedrooms, complemented by the family bathroom which is fitted with a modern three-piece white suite and features a twin-head rainfall-style shower over the bath. Additionally, the loft space, accessible from the first floor, is boarded and includes a fitted ladder and lighting, providing practical storage solutions.

The enclosed rear garden offers a private retreat with an initial patio area leading to a manageable lawn and a raised deck seating area, ideal for relaxing and entertaining guests. The garden also benefits from a generous shed, an outside water point and external power access.

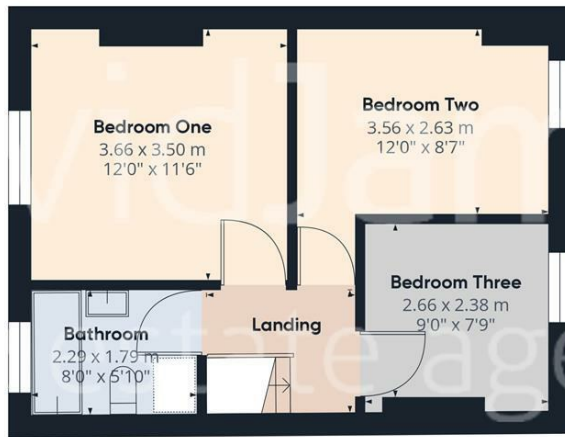
- Detached family home
- Well-presented throughout
- Within easy reach of Carlton's amenities, nearby schools and frequent bus links
- Bright and spacious lounge with a feature gas fire
- Separate dining room with French doors
- Fitted kitchen with a range of integrated appliances
- Three good-sized first floor bedrooms
- Modern family bathroom with a twin-head overbath shower
- Enclosed low-maintenance rear garden with patio seating areas
- Viewing highly recommended







Floor 0



Floor 1

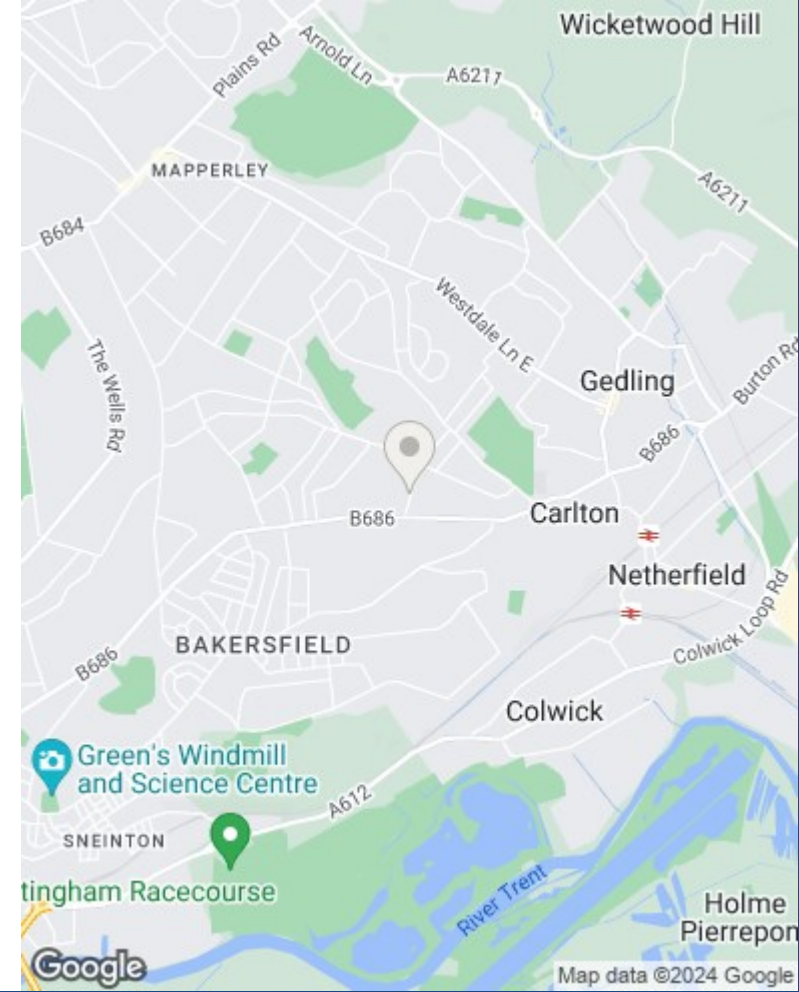


Approximate total area**
80.8 m²
869.72 ft²

(*) 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.

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Council Tax Band: B
Gedling Borough Council
Freehold

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