











David**James** 

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

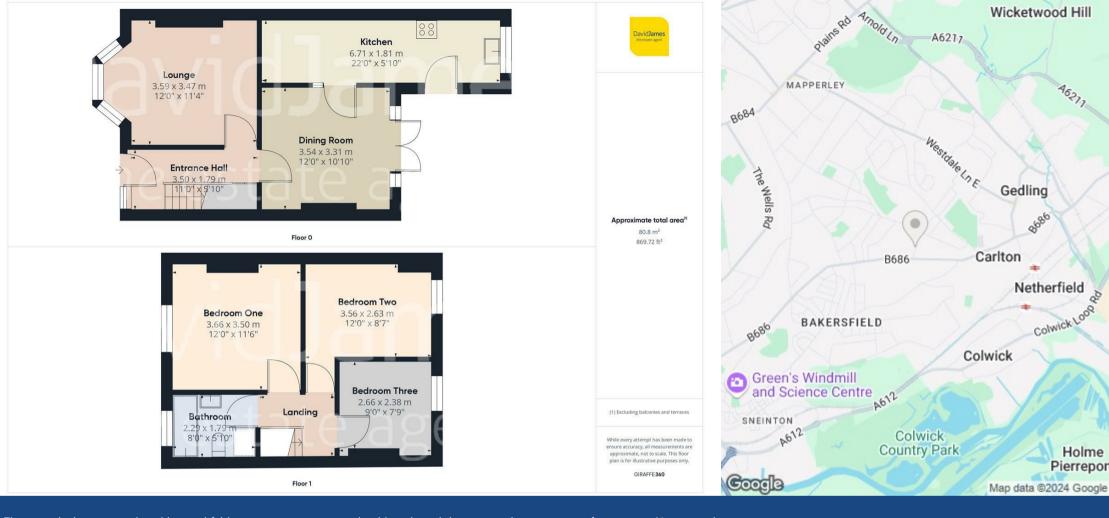












These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with 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: B Gedling Borough Council Freehold



the estate agent

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



