



DavidJames
the estate agent

Highfield Drive, Carlton, Nottingham, NG4 1PN

Guide Price £400,000

About This Property

Welcome to this superb detached bungalow which has been thoughtfully extended and renovated throughout by the current owners to provide beautifully-presented family-sized modern accommodation within easy reach of both Carlton and Mapperley's excellent range of amenities, schools and frequent bus services to Nottingham City Centre.

Step into the welcoming entrance hall which in turn leads to the heart of the home, the open-plan living space to the rear. Illuminated by two sets of French doors, this space features a living area with a log burner and a socket for a wall-mounted TV, a dining area and a fantastic modern fitted kitchen. The kitchen is equipped with a generous range of units, a breakfast bar seating area and integrated appliances including an electric oven, hob, combi-microwave, dishwasher and tall fridge. Additionally, there is a separate utility room that houses the boiler and provides space for laundry appliances.

The bungalow boasts four bedrooms, with the large main bedroom featuring a modern en-suite shower room with twin-showerheads in the cubicle. The modern family bathroom then includes a three-piece suite with a rainfall-style shower over the bath and a towel radiator.

A noteworthy feature of this property is the planning permission previously sought by the current owners for the development of the large loft space, which, subject to permissions, could further extend the living area and provides significant potential.

The stunning enclosed rear garden offers a private oasis perfect for relaxing and entertaining. Mainly lawned, it features a generous initial patio area with ample space for garden furniture and additional space to the side of the property for storage outbuildings. At the end of the garden, lock-up gates lead to a hardcore driveway for additional parking, complementing the main driveway and garage at the front of the bungalow.



- Extended and detached bungalow
- Beautifully-presented throughout
- Stunning open plan living space with twin French doors
- Living area with a feature log burner
- Superb breakfast kitchen with integrated appliances and a separate utility room
- Four bedrooms (main bedroom with an en-suite shower room)
- Modern family bathroom with a three-piece white suite
- Fantastic enclosed lawned garden with an initial feature patio seating area
- Gated driveway to the rear provides off-street parking
- Further driveway and garage to the front



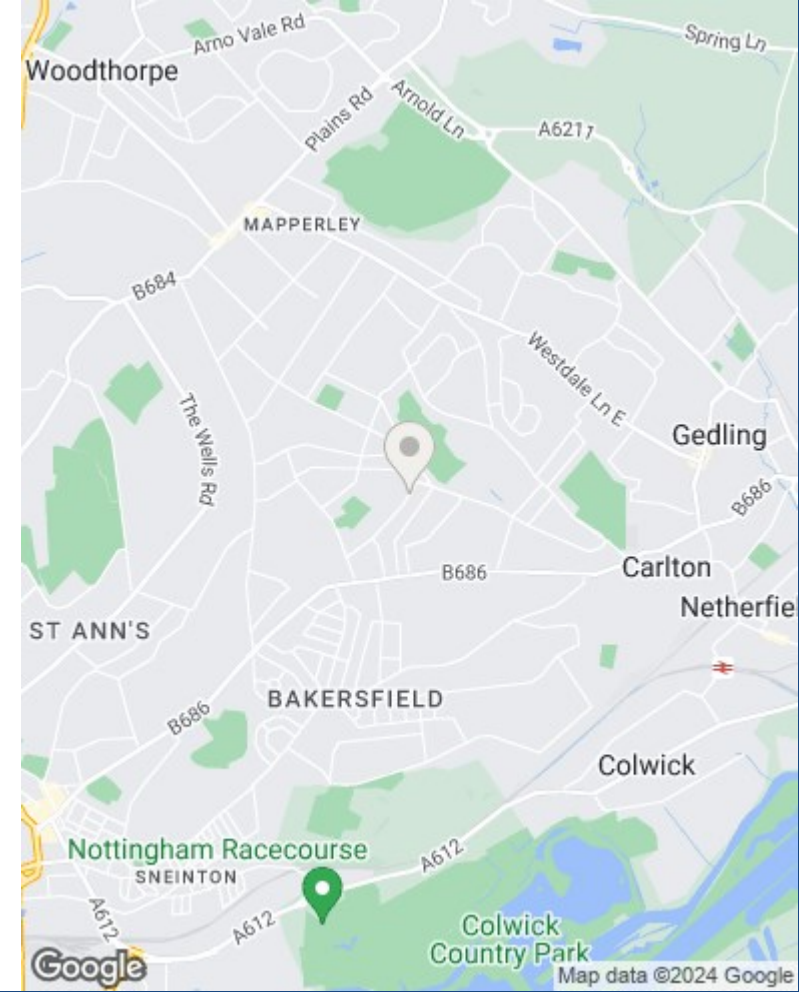


Approximate total area**
128.16 m²
1379.49 ft²

(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.

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

