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**DavidJames**  
the estate agent

**Pitch Close, Carlton, Nottingham, NG4 1SL**

**Guide Price £475,000**



# About This Property

GUIDE PRICE £475,000 - £500,000. Welcome to this impressive detached home, perfect for large families and situated within easy reach of excellent local amenities, schools and transport services!

The attractive property features a well-maintained frontage with a pitched roof and covered glass-enclosed porch and a spacious driveway for multiple vehicles.

The entrance porch leads through to a bright hallway with high gloss tiled floor and a bespoke staircase with a contemporary wooden banister, with the hall providing seamless access to the main living areas including the kitchen, lounge, family room and an impressive open-plan living area with garden views.

The lounge has large windows to the front and oak flooring with a sleek wall-mounted feature electric fireplace and opens out onto the dining area.

The heart of the home is the high-quality kitchen that reaches into the extended open-plan living area, featuring solid wood worktops, high gloss grey and cream units and premium integrated appliances.

The standout open-plan living space is flooded with natural light from skylights and large windows, creating a bright and inviting atmosphere. A large central island with solid wood countertop provides additional workspace and casual seating. The kitchen also benefits from a good-sized utility room and a downstairs WC.

The garage has been converted into a separate family room, ideal as an office or games room.

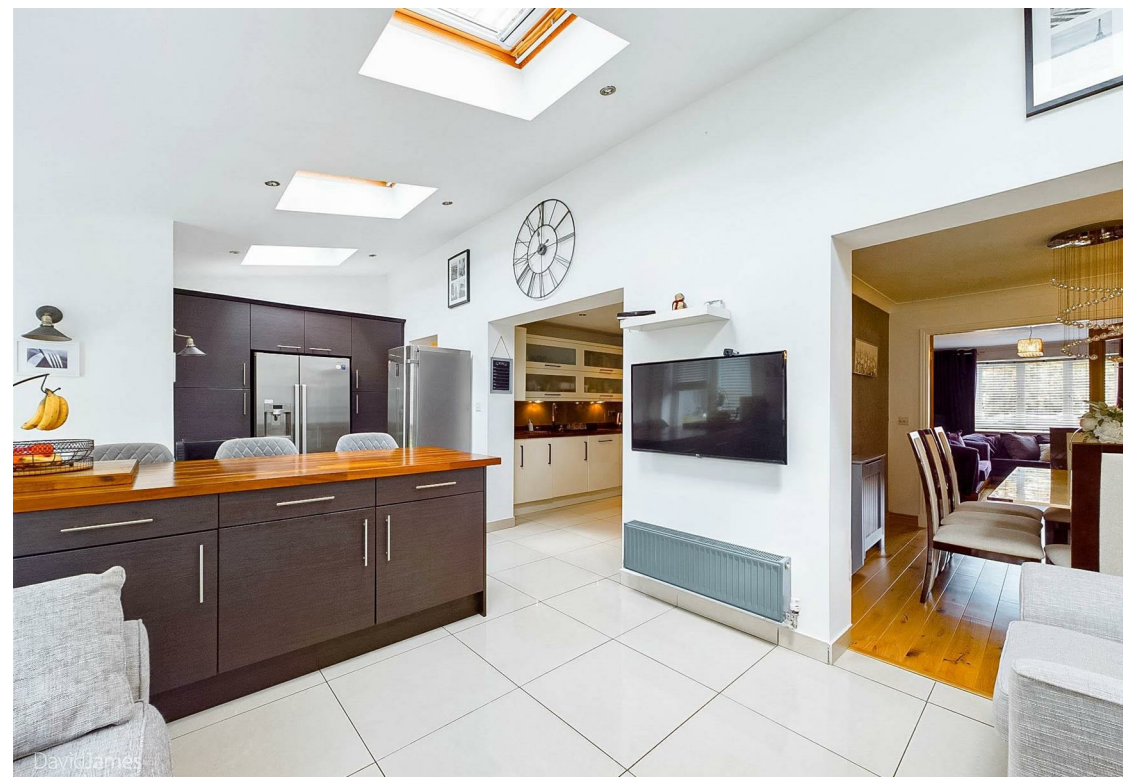
The first floor features 4 good-sized bedrooms, 2 with ensuite shower rooms and all complemented by the family bathroom. The stairs to the second floor take you to the main bedroom and offers sleek wood-panelled wardrobes and a contemporary bathroom with high-quality finishes including a glass-enclosed shower with a rainfall-style shower head.

The rear garden, accessed by large French doors, features a slabbed area and a well-manicured lawn - beautifully landscaped and enclosed by a privacy fencing to provide a serene outdoor space.



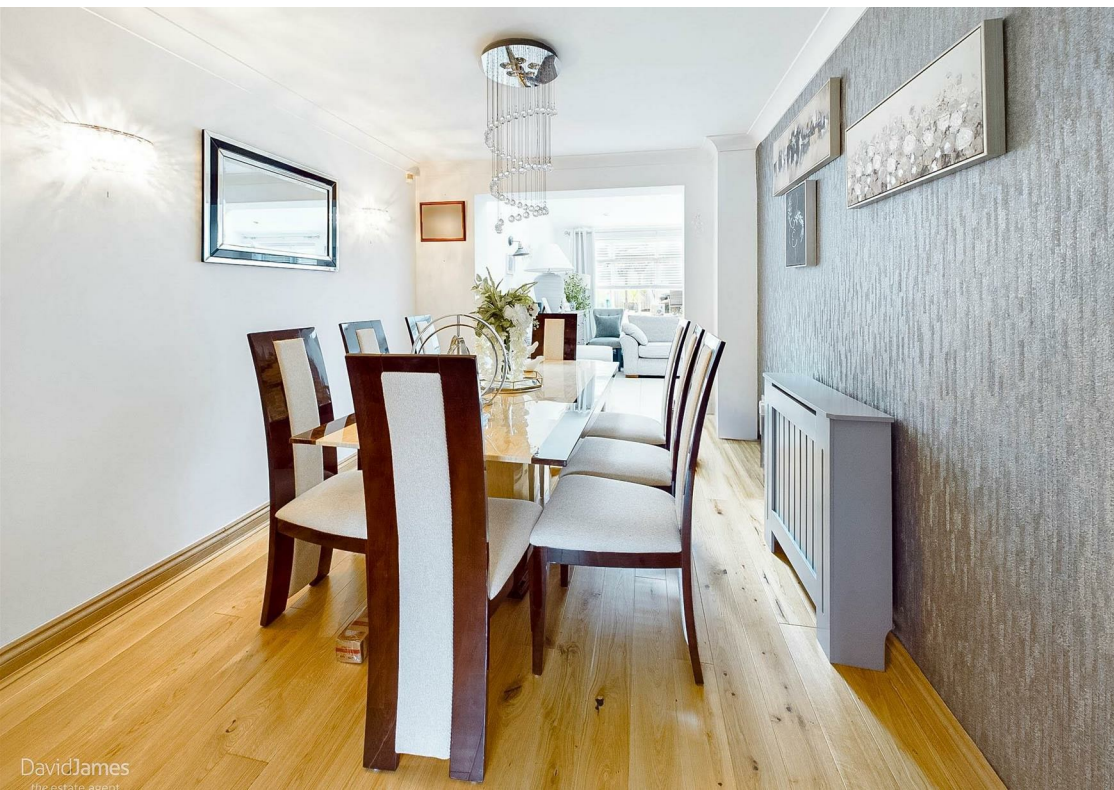
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- Impressive extended detached family home in Carlton
- Attractive facade with spacious driveway
- High-spec kitchen with premium integrated appliances
- Standout open-plan living space with skylights
- Four reception rooms including family room
- Good-sized utility room and contemporary downstairs WC
- Generously sized lounge with oak flooring
- Five bedrooms including three with en-suite
- South facing lawned garden with a feature patio seating area
- Viewing highly recommended!

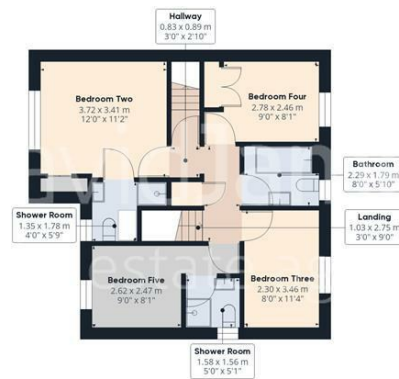
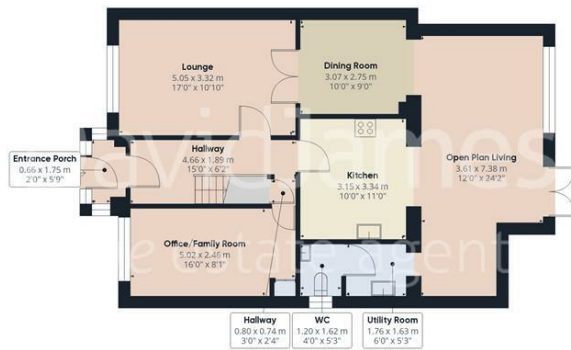


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**Approximate total area\***

172.41 m<sup>2</sup>  
1855.81 ft<sup>2</sup>

**Reduced headroom**

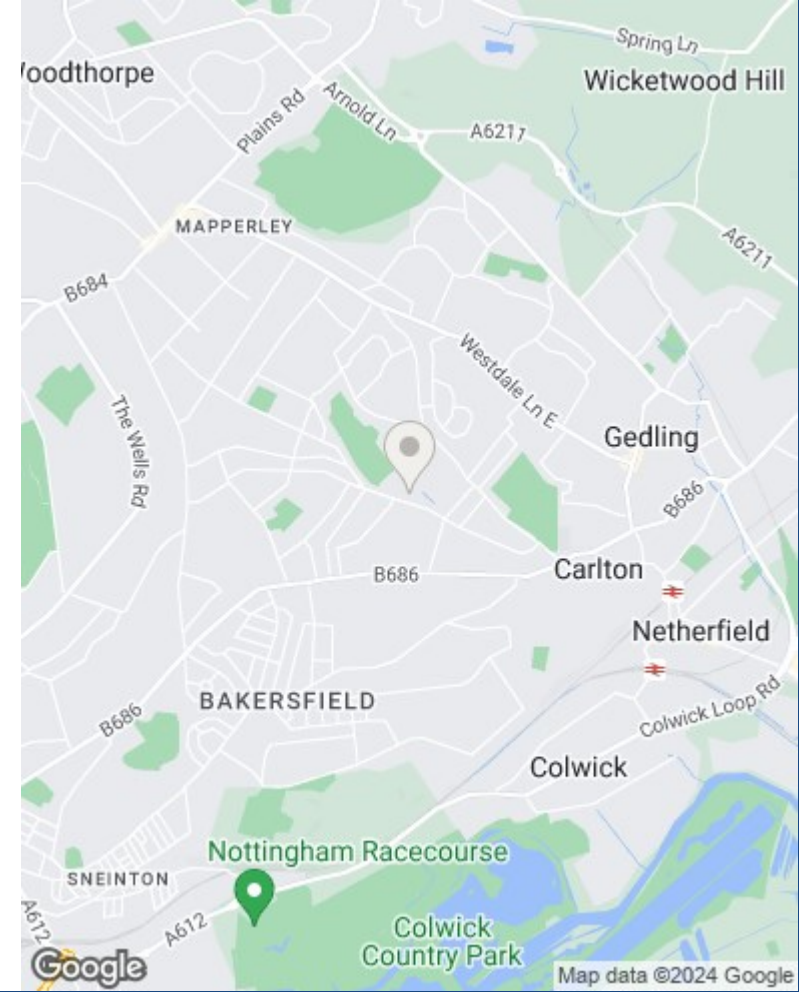
3.94 m<sup>2</sup>  
42.41 ft<sup>2</sup>

(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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