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DavidJames
the estate agent

Forester Grove, Carlton, Nottingham, NG4 1FR

Offers Over £260,000

About This Property

We are pleased to present this detached family home situated in a generous plot, offered to the market with no upward chain and conveniently situated just a short walk from Carlton Hill's amenities, local schools and frequent bus services to Nottingham City Centre!

Upon entering, you are greeted by an initial entrance hall leading to a generously-sized lounge featuring a focal-point fireplace as well as an adjacent separate dining room, offering versatile space for family meals or entertaining guests.

The fitted kitchen is equipped with a range of units and integrated appliances, including a double oven, gas hob with extractor and a dishwasher. Additional space is available for a freestanding fridge/freezer and washing machine. The kitchen also boasts a useful understairs pantry and an inner lobby with fitted storage, leading to a convenient downstairs WC.

The first floor comprises three double bedrooms, with the main bedroom benefiting from fitted wardrobes, providing ample storage space. The bathroom is fitted with a three-piece suite and an over-bath shower, along with a cupboard housing the Baxi boiler.

The highlight of this property is the fantastic rear garden, a wonderful space for relaxation and outdoor activities. The lawned garden is established and includes a mature fruiting apple tree alongside an outside tap, adding to its practicality.

Additional features of this property include gated access to the side of the house, leading to a detached garage which provides useful storage space.

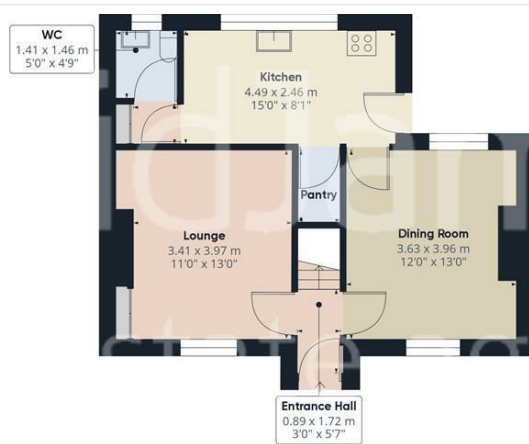
This home offers great potential for personalisation and is ideal for families looking to create their dream home in a popular and convenient location. Don't miss out on the opportunity to view this property and see the potential it holds!



- Detached family home
- Offered to the market with no upward chain
- Lots of scope for personalisation
- Popular location within easy reach of Carlton Hill's amenities
- Good-sized lounge and a separate dining room
- Kitchen with integrated cooking appliances and a dishwasher
- Three first floor double bedrooms
- Bathroom with a three-piece suite
- Superb generous lawned rear garden with a mature apple tree
- Gated access to the side leading to a detached garage







Floor 0



Floor 1

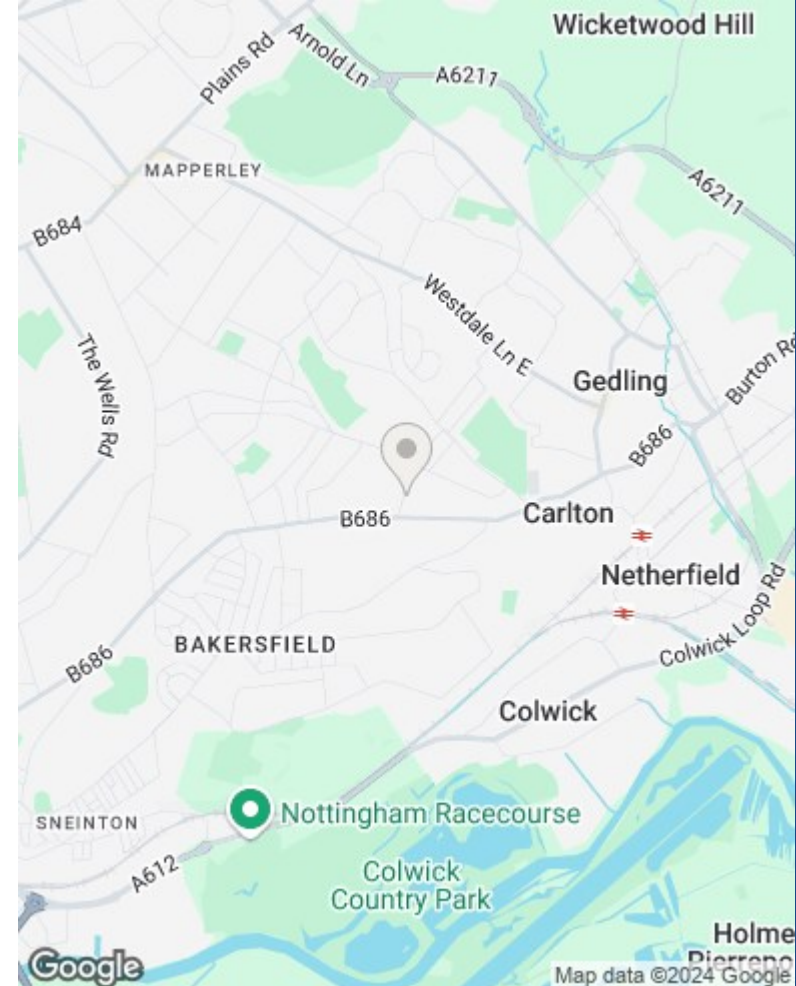


Approximate total area**
92.8 m²
998.89 ft²

(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.

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Council Tax Band: C
Gedling Borough Council
Freehold

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

