



DavidJames
the estate agent

George Road, Carlton, Nottingham, NG4 3AE

Guide Price £250,000

About This Property

Welcome to this traditional semi-detached property in Carlton, perfect for a family looking to stay within close proximity of local amenities, schools and public transportation.

The front of the property features wrought iron gates leading to an initial hard landscaped front garden with a private driveway. Upon entering you are greeted by a good-sized entrance hall that leads you through to a downstairs WC and the lounge, a bright and inviting room with large windows allowing plenty of natural light. The lounge area flows seamlessly into a separate dining area through an open archway and benefits from built-in wooden cabinets with glass doors offering additional storage and display space.

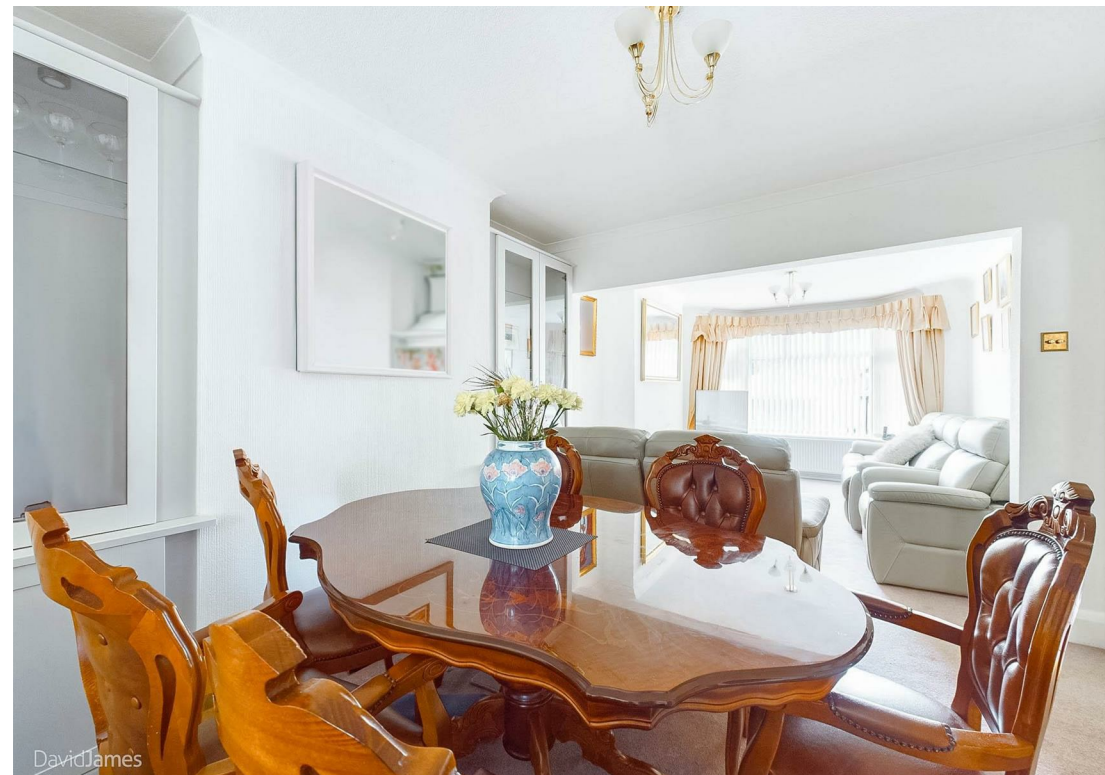
The kitchen itself offers a good range of wall and base units with a dark granite effect worktop and complemented by a white subway tile splash-back. The kitchen flows into a separate living area featuring space for additional seating and sliding patio doors that open onto the rear garden.

Upstairs the property comprises of three bedrooms: two good-sized doubles and a separate single bedroom that could also double as an office/study area. The family bathroom is equipped with a four-piece suite including a shower area and features floor-to-ceiling white gloss tiles.

There is a good-sized rear garden offering an initial paved patio area and decorative stone borders leading to a lawned area, a shed for storage and wooden fencing around the perimeter for added privacy.



- Traditional semi-detached property in Carlton
- Close to amenities, schools and transport links
- Wrought iron gated entrance and small private driveway
- Good sized lounge/dining room with large bay window
- Kitchen with additional living area with patio doors onto rear garden
- Downstairs WC
- Family bathroom with four-piece suite
- Three bedrooms
- Gas central heating and UPVC double glazing
- Enclosed low-maintenance rear garden with a useful shed



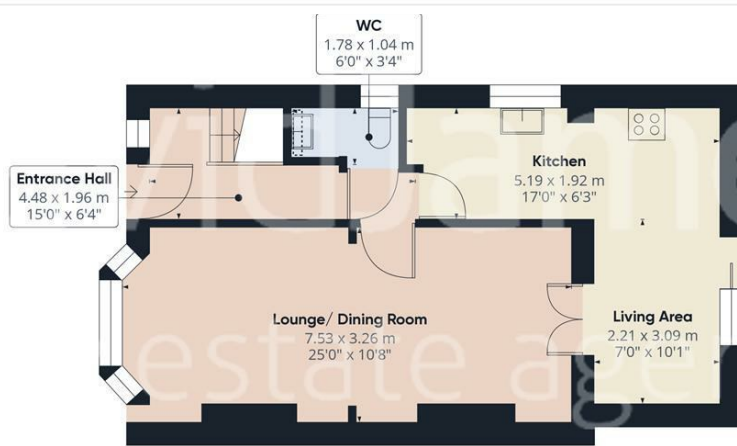


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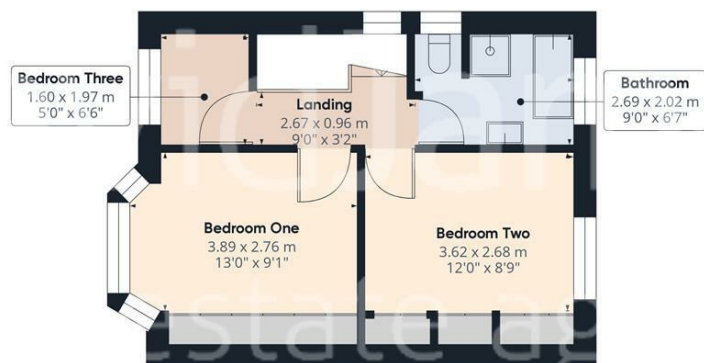
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Floor 0



Floor 1



Approximate total area⁽¹⁾

84.37 m²
908.15 ft²

Reduced headroom

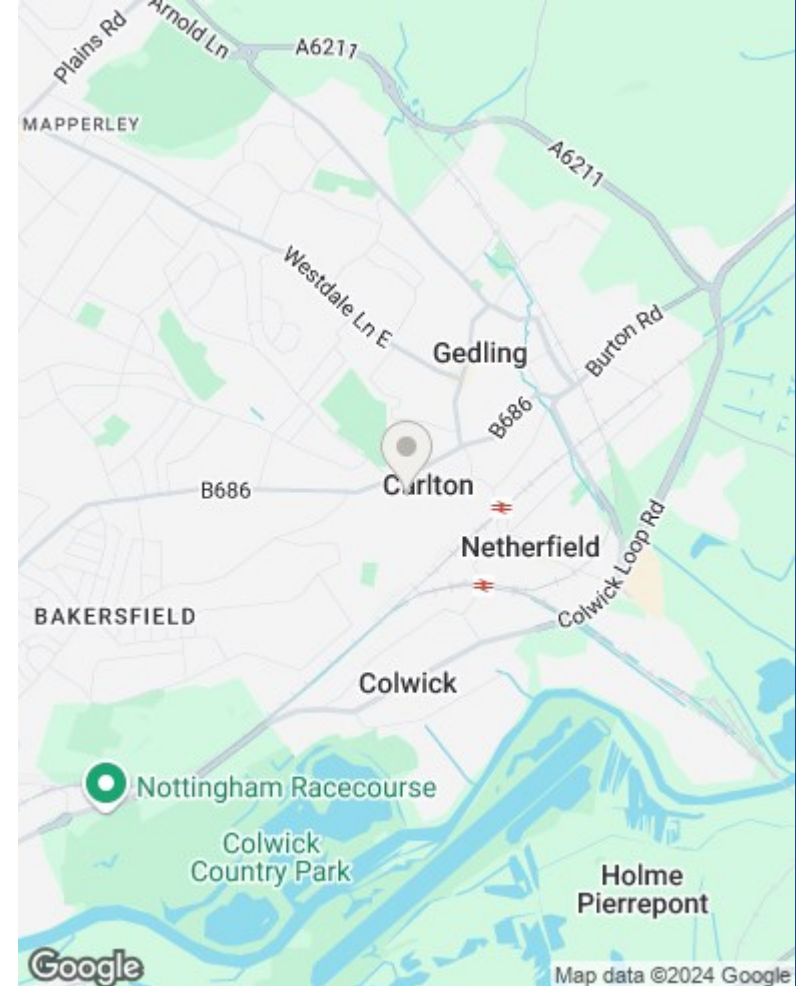
0.14 m²
1.51 ft²

(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: B
Gedling Borough Council
Freehold

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