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**DavidJames**  
the estate agent

**Kenia Close, Carlton, Nottingham, NG4 1SA**

**Guide Price £270,000**

# About This Property

We are pleased to present this detached family home, situated on a prominent corner plot within easy reach of Carlton's shops and supermarkets, local schools and frequent bus services to Nottingham City Centre, making it an ideal location for both convenience and connectivity.

Upon entering, you are welcomed by a spacious entrance hall equipped with useful in-built storage. The good-sized lounge/dining room boasts a feature electric fire and sliding door access to an adjoining conservatory/sitting room, which extends the living space and offers French door access to the garden.

The fitted kitchen is well-equipped with an integrated oven, gas hob, and extractor with additional space for freestanding appliances.

Upstairs, the property comprises three bedrooms, all featuring fitted wardrobes/storage, providing ample space for family living. The modern wet room, with the potential to be reinstated as a shower room, is complemented by a separate WC.

Additional benefits include UPVC double glazed windows and gas central heating, served by an annually serviced Worcester boiler.

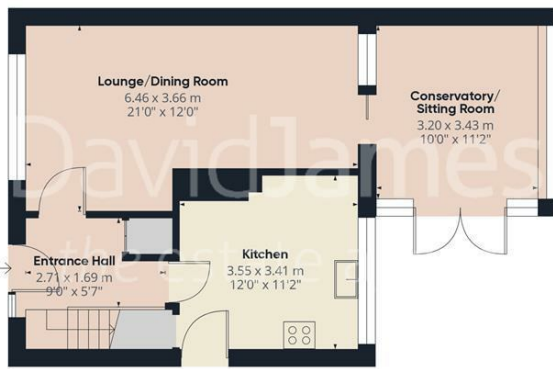
The generous rear garden, afforded by the corner plot, features a patio seating area, an electric awning and a detached garage/store, offering plenty of storage space. The beautifully-maintained front and side gardens, with mature planting, add to the property's curb appeal. A driveway provides off-street parking and extends to the side of the house leading to the garage.



- Detached family home
- Within easy reach of Carlton's nearby shops and supermarkets
- Local schools available nearby
- Frequent bus service to Nottingham City Centre a short walk away
- Bright and spacious lounge/dining room
- Versatile conservatory/sitting room with French doors
- Three bedrooms (all with fitted wardrobes/storage)
- Modern wet room with a separate WC
- Corner plot provides an enclosed rear garden and a superb established side garden
- Driveway provides parking and access to the detached garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

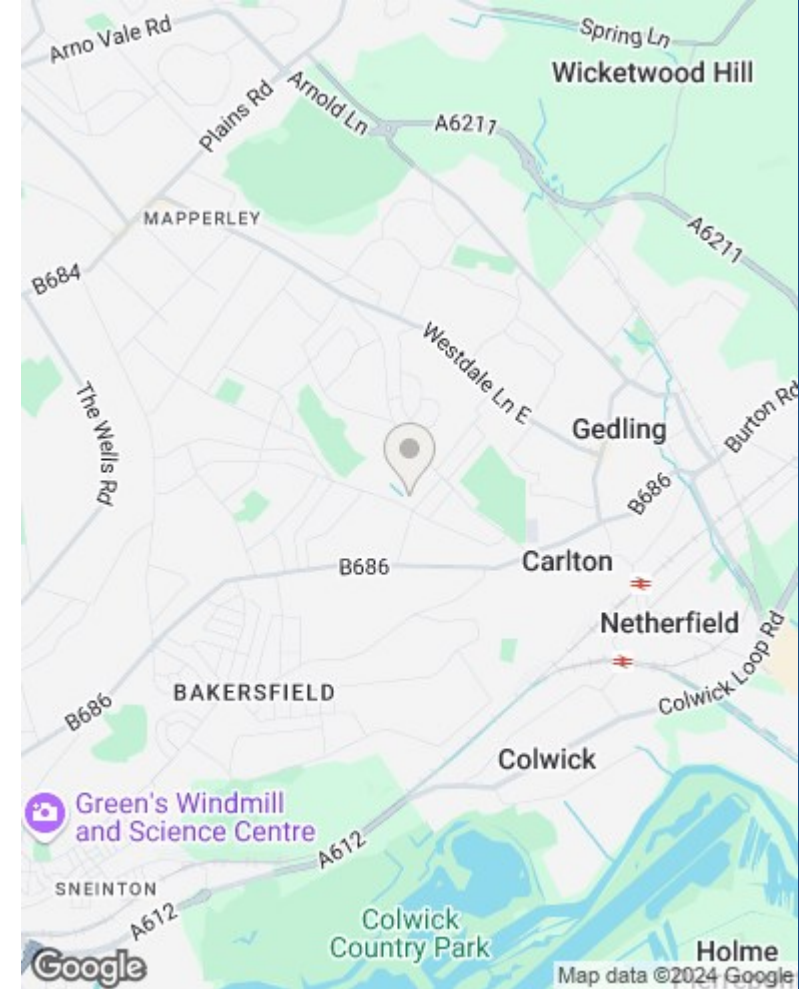


Approximate total area<sup>(1)</sup>  
107.13 m<sup>2</sup>  
1153.14 ft<sup>2</sup>

(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**

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