



DavidJames
the estate agent

Foxhill Road, Carlton, Nottingham, NG4 1QB

Guide Price £250,000

About This Property

Guide Price £250,000 - £270,000 Welcome to this traditional three-bedroom semi-detached property in Carlton, conveniently located within easy reach of local amenities, reputable schools and excellent public transport links. An ideal family home and one not to be missed!

This charming home, with its generous frontage and substantial rear garden, is approached via a private driveway with space for three vehicles. The front entrance features attractive stained glass detailing adding to the property's character.

Upon entering, you are greeted by an entrance hall with period-style tiled flooring, setting the tone for the rest of the home.

The lounge is located at the front of the property and features a large bay window which provides the room with natural light. Original wooden flooring and a feature gas fire create a warm and inviting atmosphere, perfect for relaxation.

Adjacent to the lounge is a spacious kitchen/dining room, where monochrome tiled flooring and dark cabinetry create a modern yet welcoming space. The kitchen is equipped with a white marble-finish worktop, matt black extractor and a partial white subway-tiled splash-back. Large windows provide plenty of light and offer views of the garden making this area ideal for family meals and social gatherings.

Upstairs, the landing splits in two directions leading to three bedrooms—two doubles and a single room. The well-appointed family bathroom features a white three-piece suite and a twin-head rainfall shower over the bath.

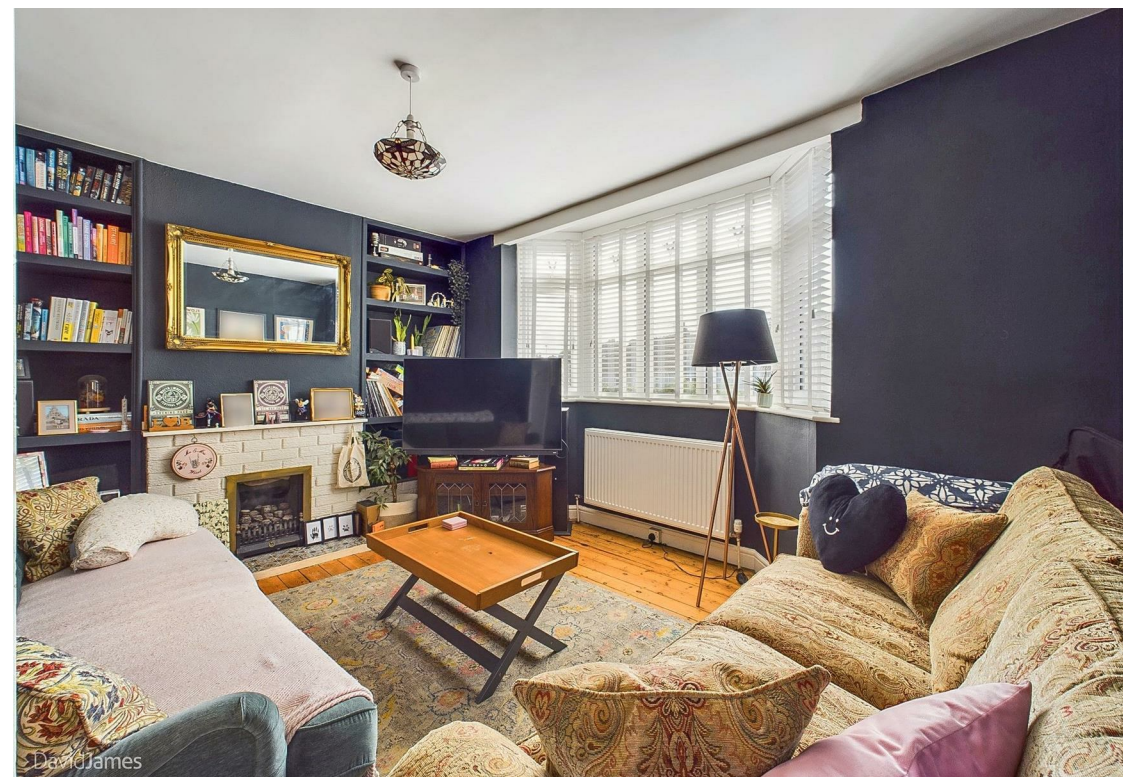
The rear garden is a standout feature of this property, accessed via the kitchen or the timber side gate. It includes an initial patio area with steps leading to a long lawn complemented by a decked seating area nestled among fruit trees and mature hedges, offering a sense of privacy and tranquillity.

The property is double glazed throughout and benefits from gas central heating and an electric car charging point.



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- Traditional semi-detached home
- Ideal for families with Carlton's amenities, schools and bus services nearby
- Private driveway with space for three vehicles and an EV charging point
- Entrance hall with period-style tiled flooring
- Spacious lounge with bay window and feature gas fire
- Kitchen/dining room with marble-finish worktops and dark cabinetry
- Three bedrooms including two doubles and a single
- Well-appointed bathroom with a rainfall over-bath shower
- Double glazing and gas central heating
- Generous rear garden with lawn and decked seating area

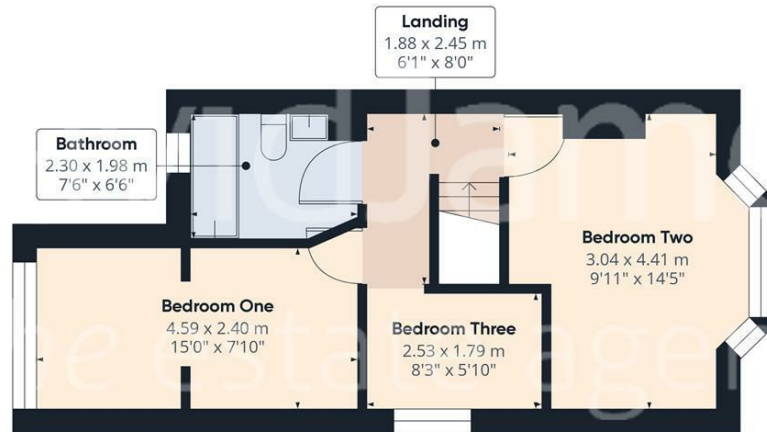


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Floor 0



Floor 1



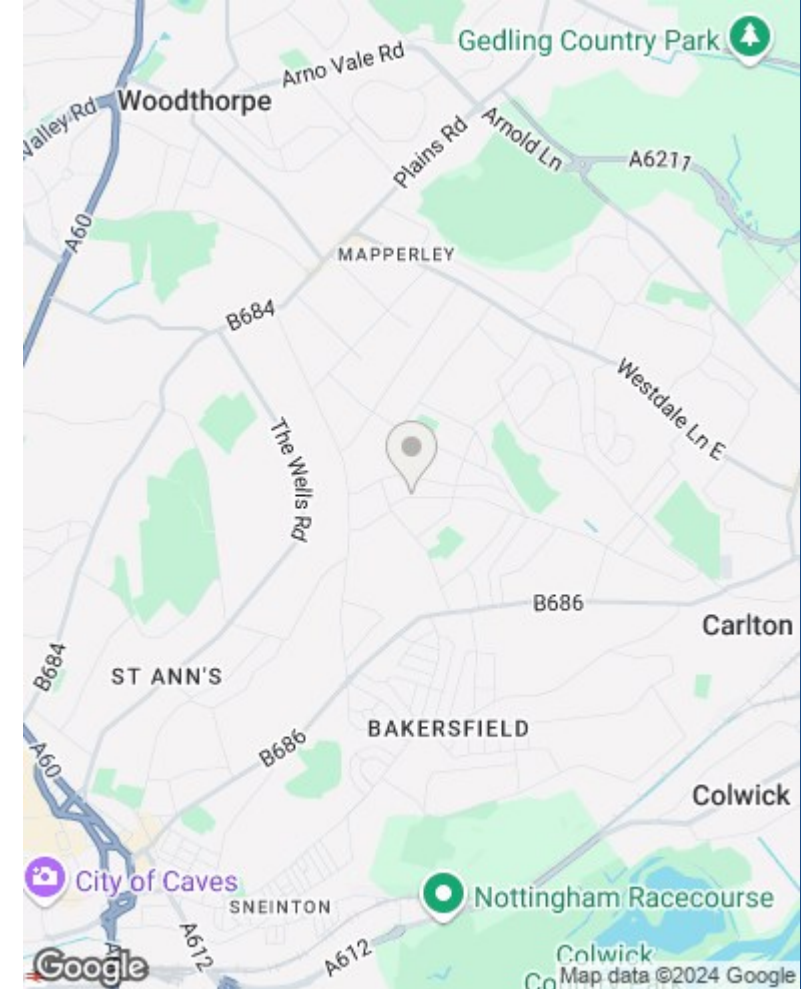
Approximate total area[®]
73.08 m²
786.63 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: B
Gedling Borough Council
Freehold

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