



**DavidJames**  
the estate agent

**Addison Road, Carlton, Nottingham, NG4 1JR**

**Guide Price £270,000**

# About This Property

This extended semi-detached house is nestled on a spacious corner plot in a quiet Carlton road, offering comfortable living in a peaceful setting. The property features two double bedrooms and presents a modern yet homely feel throughout.

Upon entering, the entrance porch leads into a welcoming hall with laminate flooring, providing access to the lounge, which boasts an electric-powered burner and matching laminate flooring, ideal for cosy evenings. The well-appointed breakfast kitchen includes gloss cream units, integrated appliances, and a breakfast bar area, perfect for casual dining. This flows seamlessly into the adjoining dining room/family room, which benefits from skylight windows and French doors that open onto the rear garden, creating a bright and airy space.

The ground floor also features a fully tiled wet room/WC with a moulded floor and a walk-in shower area with a mains-fed shower, as well as a handy utility room.

Upstairs, the first floor bathroom is fitted with a white suite and includes a freestanding roll-top bath with traditional ball and claw feet, offering a touch of elegance.

The property benefits from combination gas central heating and UPVC double glazing throughout. Outside, the generously sized rear garden is divided into distinct areas, including lawns, planting sections, and seating spaces, with ample room for a summerhouse, raised beds, and a greenhouse.

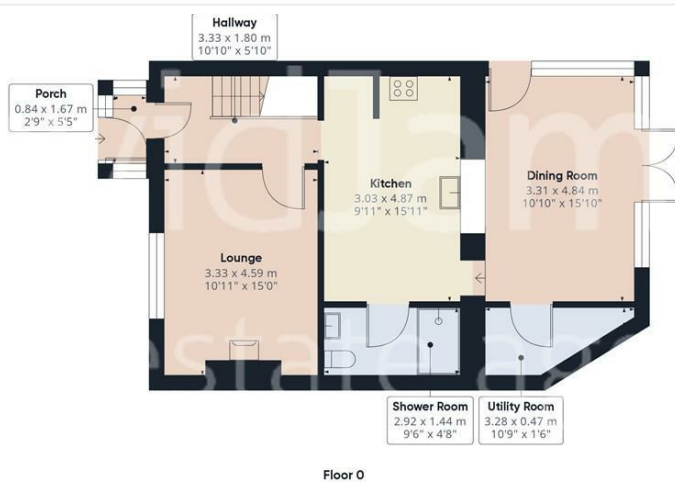
To the front, the driveway provides off-road parking for multiple vehicles and leads to two garages, both with up-and-over doors, adding further convenience to this fantastic home. Ideal for families or those seeking a peaceful retreat with easy access to local amenities.



- Extended semi detached house situated on a good sized plot and on a quiet road
- Two double bedrooms
- Entrance porch and entrance hall with laminate flooring
- Lounge with electric powered burner and laminate flooring
- Breakfast kitchen with a range of gloss cream units and integrated appliances with breakfast bar area
- Adjoining dining room/family room with skylight windows and French doors to the rear garden
- Ground floor fully tiled with wet room/WC with moulded floor and walk-in shower area with mains shower, utility room
- First floor bathroom/WC with white suite and freestanding roll top bath with ball and claw feet
- Situated on a corner plot with a good sized rear garden separated into lawned, planting and seating areas with space for a summerhouse, raised beds and a greenhouse
- Driveway provides ample off road parking, two garages with up and over doors.







Approximate total area\*  
97.06 m<sup>2</sup>  
1044.75 ft<sup>2</sup>

Reduced headroom  
1.31 m<sup>2</sup>  
14.1 ft<sup>2</sup>

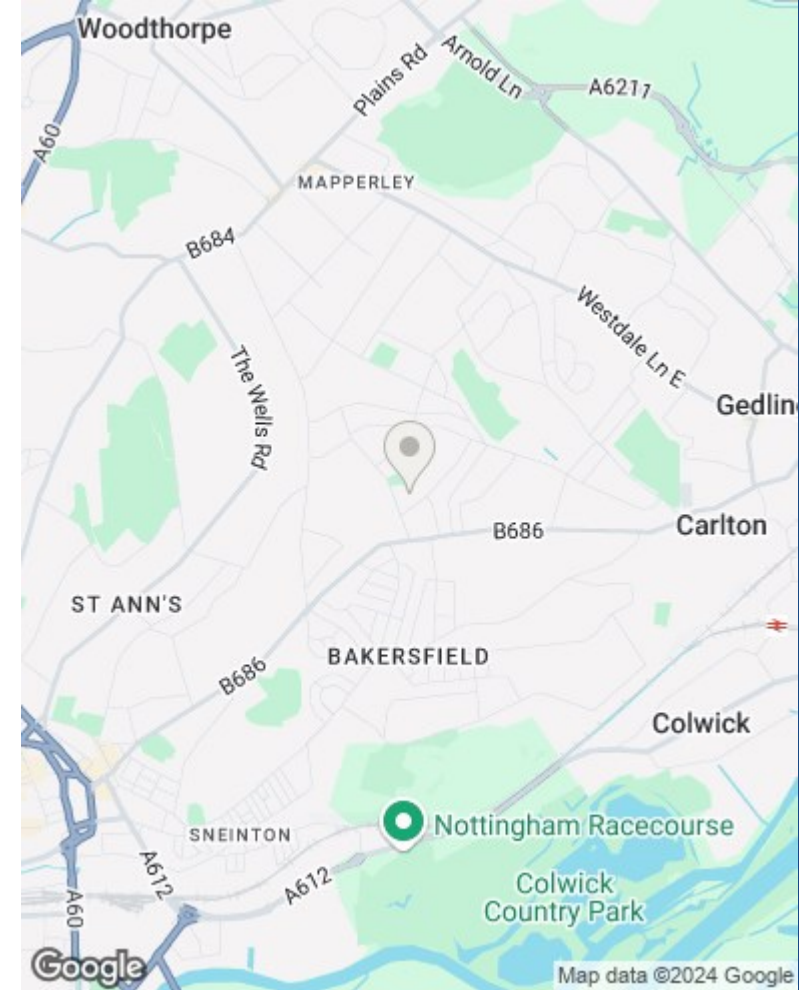
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: A**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

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

