



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.

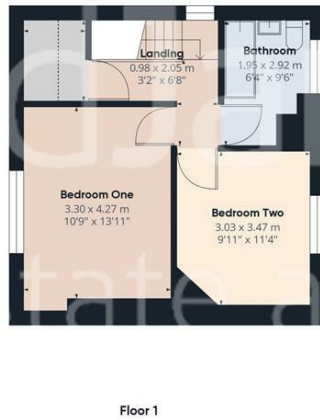
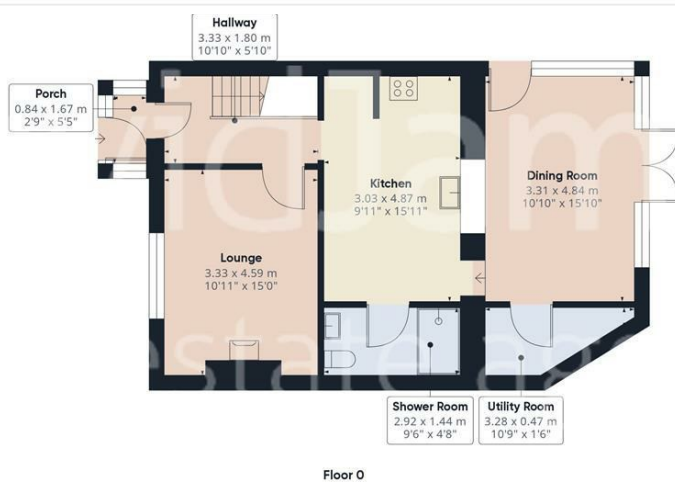
To the front, the driveway provides off-road parking for multiple vehicles and leads to two garages, both with up-and-over doors, adding further convenience to this fantastic home. Ideal for families or those seeking a peaceful retreat with easy access to local amenities.



- 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 m²
1044.75 ft²

Reduced headroom
1.31 m²
14.1 ft²

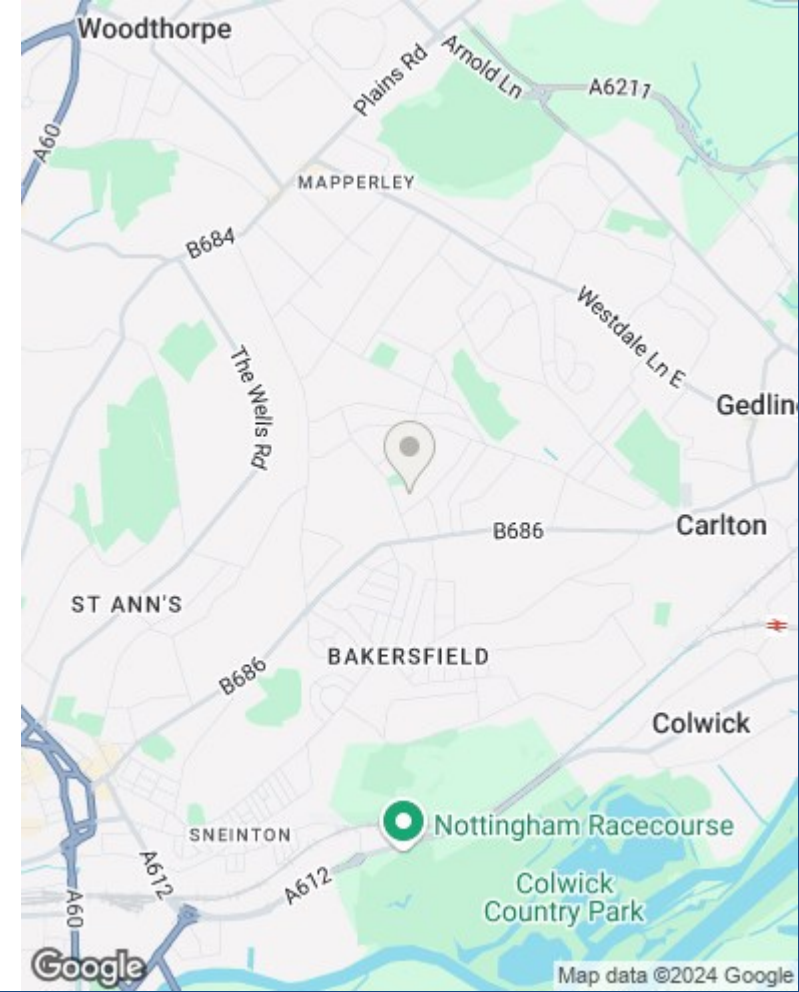
(1) Excluding balconies and terraces

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.

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Council Tax Band: A
Gedling Borough Council
Freehold

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