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DavidJames
the estate agent

Allwood Drive, Carlton, Nottingham, NG4 3EH

Guide Price £260,000

About This Property



This modern three-bedroom link-detached house in Carlton offers spacious and stylish accommodation, ideal for families or professionals. Upon entering, you are welcomed by a tiled entrance hall, leading to a fully tiled ground floor WC with washbasin for convenience. The lounge, featuring a box bay window, offers a cosy yet bright space with stairs leading to the first floor.

The dining kitchen is fitted with sleek panelled units and laminate flooring, seamlessly flowing into the UPVC conservatory. This open-plan area enhances the sense of space, with French doors providing easy access to the rear garden. The conservatory's laminate flooring adds continuity throughout the ground floor, creating a unified and modern living space.

On the first floor, the principal bedroom boasts an ensuite shower room with WC. Two further bedrooms provide flexible accommodation, perfect for a growing family or home office. The family bathroom is fitted with a white suite, including a spa bath and mains shower, ideal for relaxing after a long day.

The property benefits from combination gas central heating and UPVC double glazing throughout. Externally, the driveway and garage offer off-road parking, and the low-maintenance rear garden features a paved patio and an artificial lawn, providing an easy-care outdoor space for relaxing or entertaining.

With its modern layout and convenient location, this property offers a comfortable and easy lifestyle in the heart of Carlton.

- Modern link-detached house
- Three bedrooms, principal bedroom with ensuite shower room/WC
- Entrance hall with tiled floor, fully tiled ground floor WC with washbasin
- Lounge with box bay window and stairs to the first floor
- Dining kitchen with panelled units and laminate flooring
- UPVC conservatory (open plan to the dining area) with laminate flooring and French doors for the rear garden
- First floor bathroom/WC with white suite, spa bath and mains shower
- Combination gas central heating, UPVC double glazing
- Driveway and garage provide off road parking
- Low maintenance rear garden with paved patio area and artificial lawn area







Floor 0



Floor 1



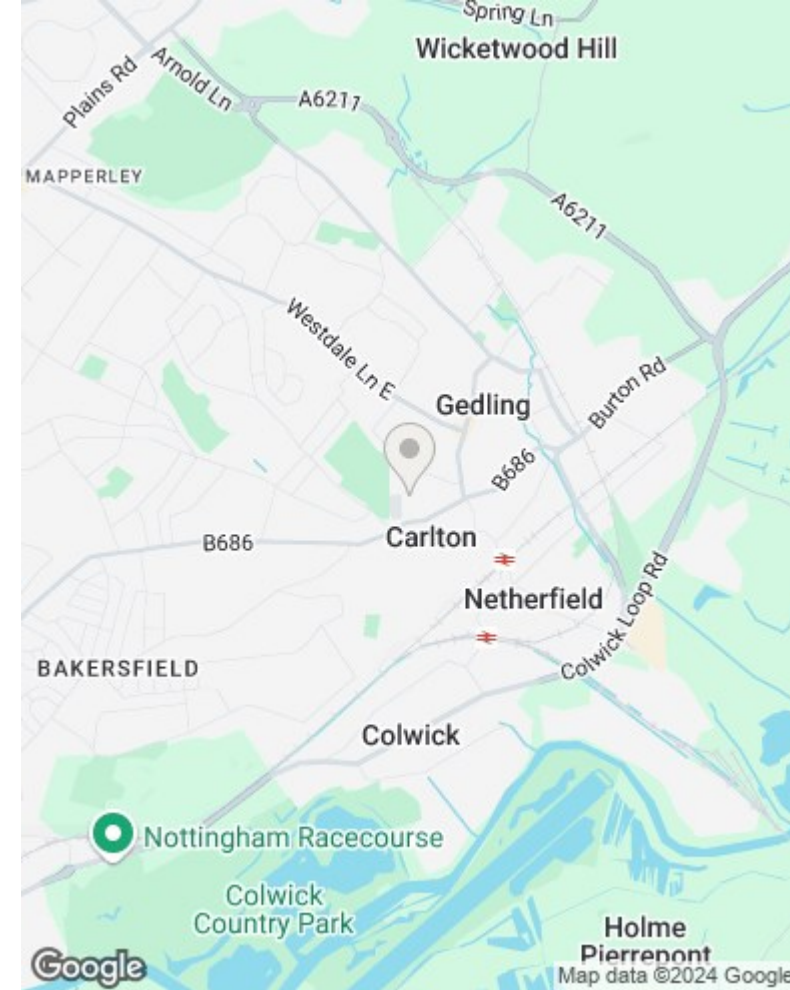
Approximate total area⁽¹⁾
91.02 m²
979.73 ft²

(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: C
Gedling Borough Council
Freehold

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