



32 Coningswath Road, Carlton – NG4 3SJ

Guide Price **£240,000**

DavidJames
the estate agent



32 Coningswath Road

Carlton, Nottingham

Well-presented 3 bedroom semi-detached home close to Carlton's amenities, offering a modern open-play ground floor layout, conservatory, contemporary kitchen and both a superb bathroom and en-suite!

Council Tax band: A

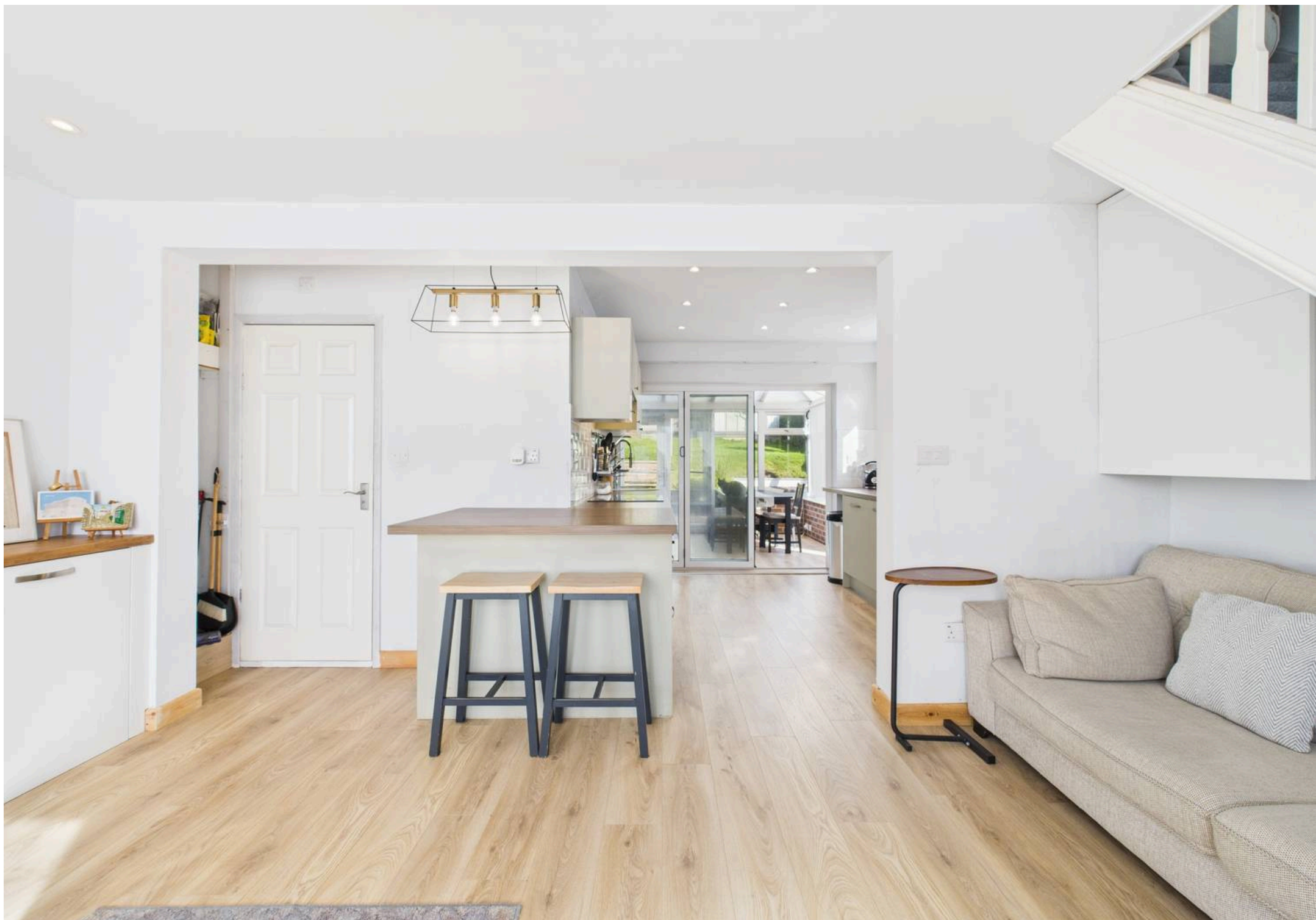
Tenure: Freehold

EPC Energy Efficiency Rating: D

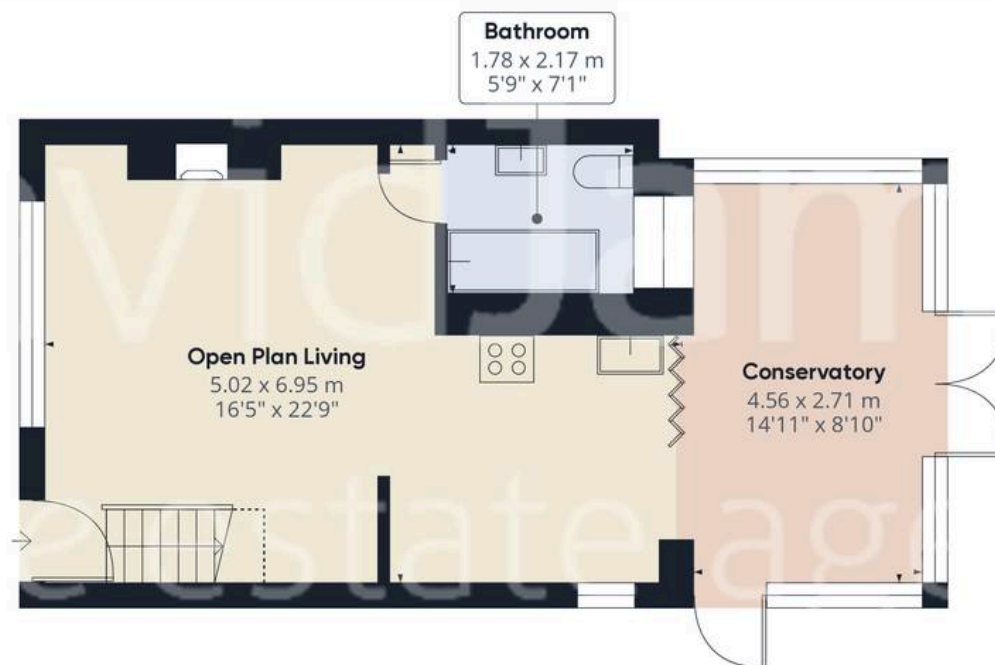
EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Within easy reach of Carlton's amenities, variety of schools and public transport links
- Ideal for those seeking a move-in-ready and neutrally decorated home
- Bright, spacious and contemporary open-plan ground floor living area
- Modern kitchen with sleek units paired with walnut-effect worktops and a range of integrated appliances
- Versatile conservatory with French doors to the rear garden
- Stylish ground floor bathroom with a three-piece modern white suite
- Three first floor bedrooms (main bedroom with a dressing area and modern en-suite)
- Generous lawned rear garden with feature paved patio seating areas
- Driveway to the front provides convenient off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

77.38 m²

832.91 ft²

Reduced headroom

0.82 m²

8.86 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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