



**72 Violet Road, Carlton – NG4 3QP**

Guide Price **£300,000**

**DavidJames**  
the estate agent





## 72 Violet Road

Carlton, Nottingham

GUIDE PRICE £300,000–£325,000 Renovated chalet-style detached home with panoramic views, high-quality finishes and spacious interiors! Versatile layout with 3 beds, large garden and driveway parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully-presented and renovated chalet-style detached home
- Versatile layout ideal for both families or those seeking predominantly ground floor living
- Within easy reach of both Carlton and Mapperley's nearby amenities
- Generously-sized and carpeted lounge with neutral décor and picture windows with excellent views
- High-spec kitchen features Quartz worktops, sleek grey units and premium integrated appliances
- Contemporary ground floor shower room plus a convenient first floor additional WC
- Versatile ground floor bedroom three/reception room
- Two generous upstairs double bedrooms with far-reaching views
- Generous lawned rear garden
- Driveway provides off-street parking and garage access













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

110.4 m<sup>2</sup>

1188 ft<sup>2</sup>

**Reduced headroom**

11.5 m<sup>2</sup>

123 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 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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## David James Estate Agents

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