



11 Hillcrest View, Carlton – NG4 1LQ

Guide Price £220,000

DavidJames
the estate agent



11 Hillcrest View

Carlton, Nottingham

Delightful semi-detached home in a cul-de-sac position! Modern kitchen, spacious lounge, dining room, 2 double beds, south-easterly garden as well as both a garage and driveway. Ideal first-time buy!

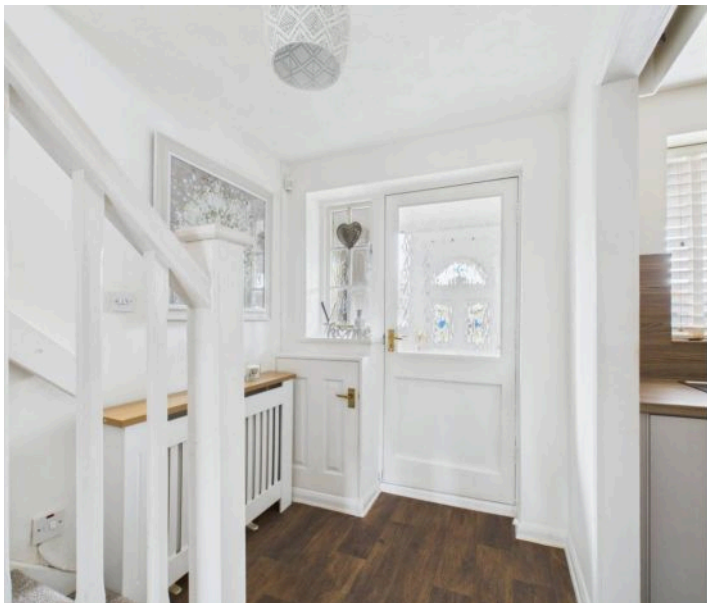
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

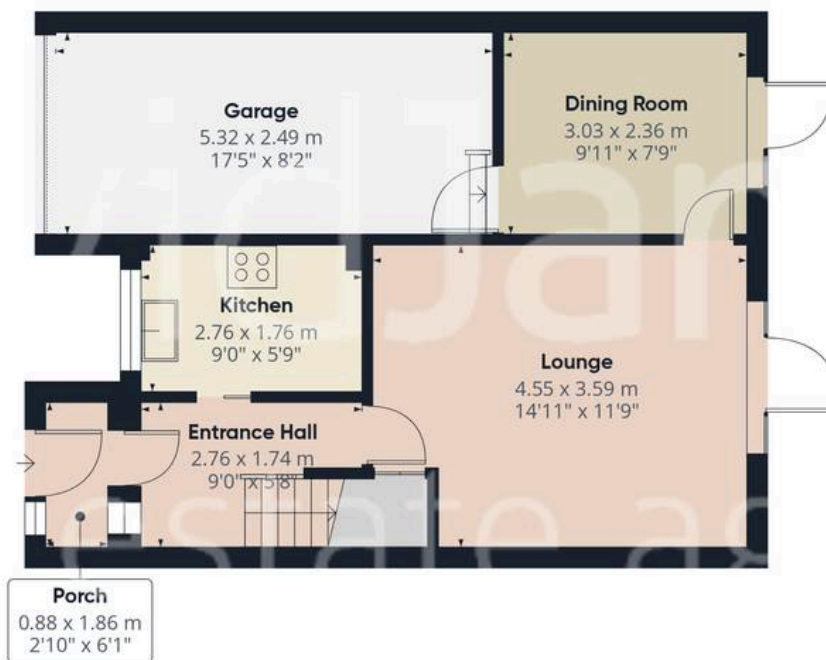
EPC Environmental Impact Rating:

- Superb semi-detached home
- Well-presented throughout
- Cul-de-sac position within easy reach of both Carlton and Mapperley's amenities and schools
- Bright and spacious lounge with patio area access and garden views
- Separate versatile dining room
- Modern fitted kitchen with integrated cooking appliances
- Two first floor double bedrooms
- Bathroom with a three-piece suite
- Fantastic south-easterly facing lawned rear garden with a decked patio seating area
- Driveway and garage provide convenient off-street parking









Floor 0

Approximate total area⁽¹⁾

72 m²

775 ft²



Floor 1

(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 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.