



**84 Hillview Road, Carlton – NG4 1LD**

Guide Price **£425,000**

**DavidJames**  
the estate agent





## 84 Hillview Road

Carlton, Nottingham

Superb, versatile & deceptive split-level 4-bed detached family home offering plenty of space & lots of character with impressive views and a landscaped garden plus a garage and parking! A must-view!

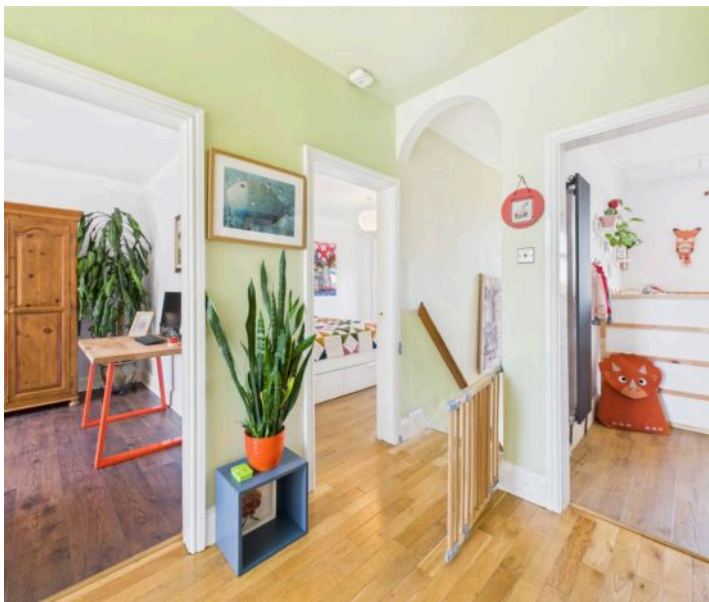
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Superb split-level detached family home
- Within easy reach of both Mapperley and Carlton's nearby amenities
- Entrance hall with stunning views from a feature arched window
- Welcoming lounge with multi-fuel burner and an adjoining versatile family room
- Spacious and modern dining kitchen with separate pantry and utility/WC
- Bright conservatory offering a year-round retreat
- Four versatile and spacious double bedrooms
- Contemporary family bathroom with a three-piece suite and electric shower
- Integral garage, driveway garage and a versatile workshop
- Large garden divided into characterful tiered levels with mature trees and planted beds













Floor 0



Floor 1

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

165.6 m<sup>2</sup>

1783 ft<sup>2</sup>

**Balconies and terraces**

5.8 m<sup>2</sup>

62 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 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 are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

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