

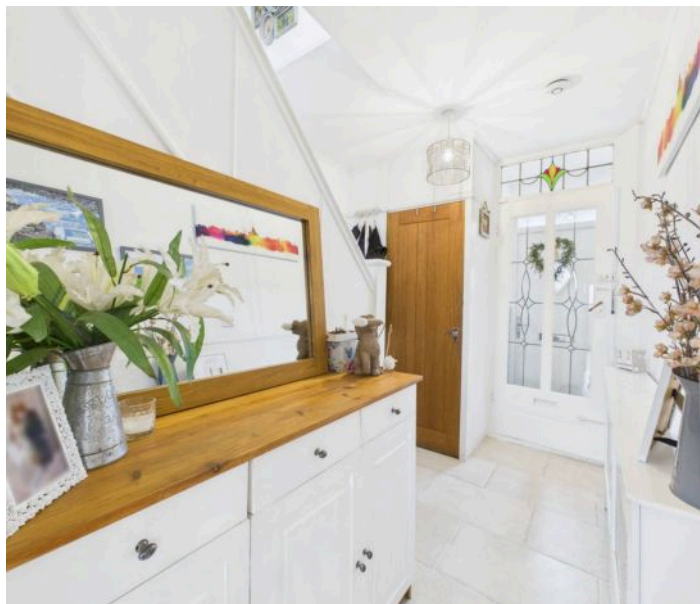


**176 Standhill Road, Carlton, Nottingham, NG4 1JW**

Guide Price **£250,000**

**DavidJames**  
the estate agent





## 176 Standhill Road

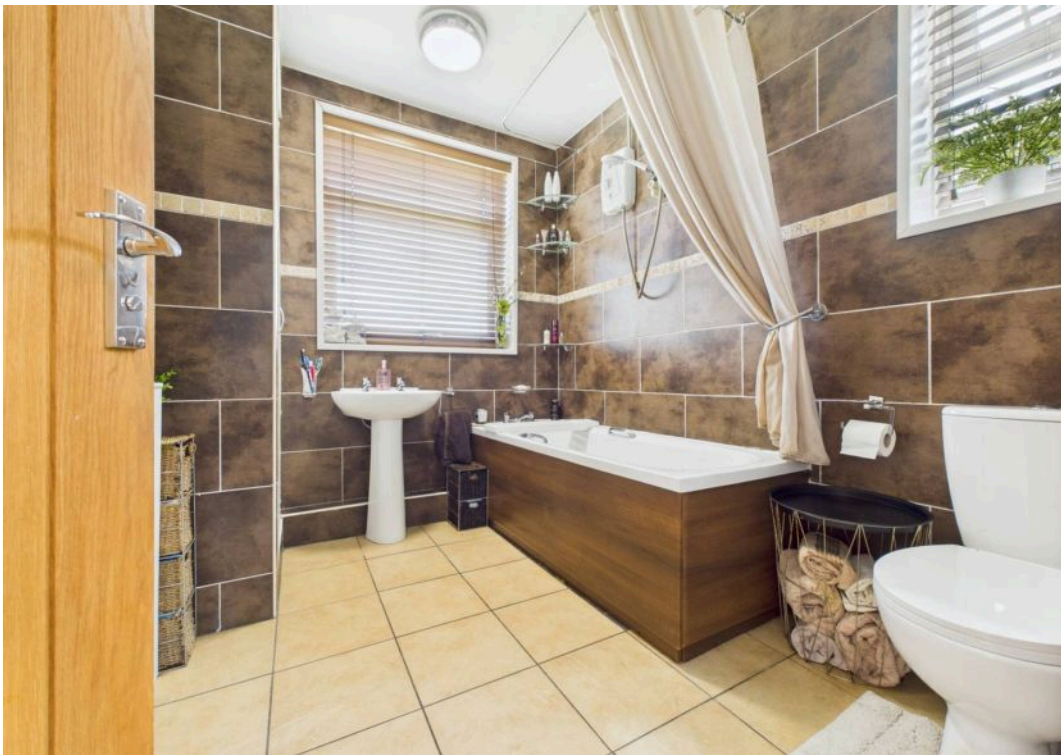
Carlton, Nottingham

Council Tax band: B

Tenure: Freehold

- Well presented semi-detached family home in popular residential area
- Three neutrally decorated bedrooms including two double bedrooms and a versatile guest bedroom/home office
- Bright open-plan lounge/dining room with two character fireplaces and French doors to the rear garden
- Country-style kitchen including breakfast bar seating, cream units paired with solid wood worktops, a range of quality appliances and under-stairs storage
- Stylish bathroom with subway tiling, mosaic insert and storage
- Spacious rear garden designed for both relaxation and entertaining, featuring multiple seating areas and a raised patio that enjoys impressive, far-reaching views across the surrounding landscape
- Large tandem garage and private driveway offering ample off-street parking
- Walking distance of a wide range of local amenities and public transport links
- Offered with no upward chain for a straightforward purchase
- Ideal for first time buyers and growing families







Floor 0



Floor 1

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

102.6 m<sup>2</sup>

1105 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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