



1 Arthur Crescent, Carlton, Nottingham, NG4 1GA

Guide Price £235,000

DavidJames
the estate agent



1 Arthur Crescent

Carlton, Nottingham

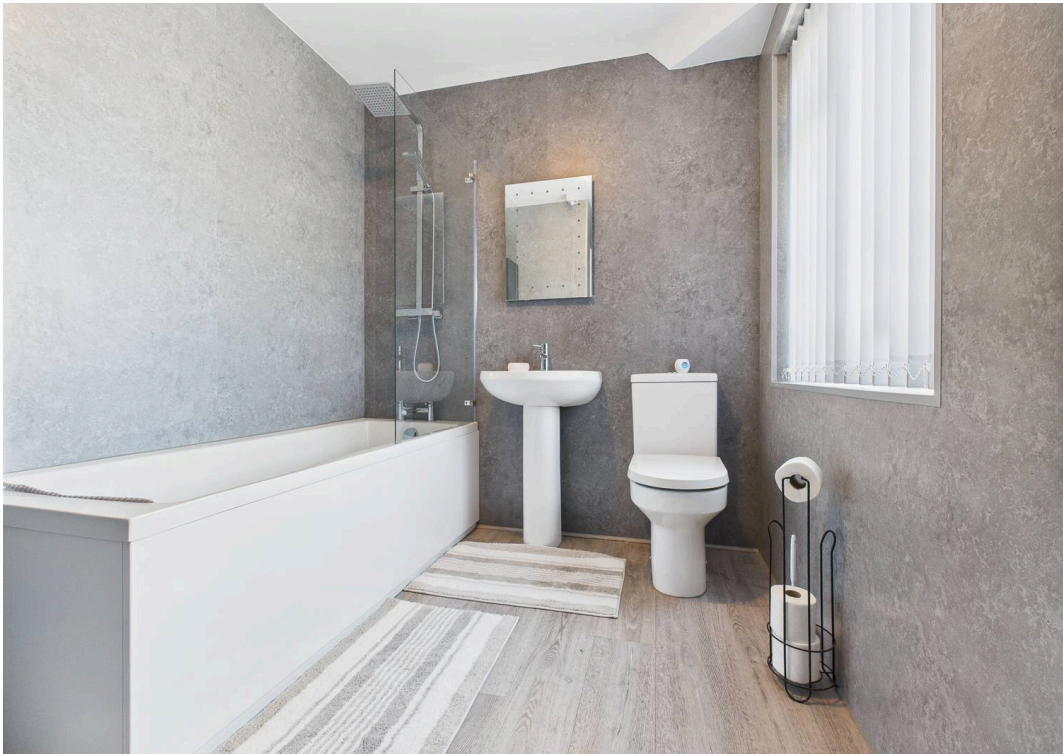
GUIDE PRICE £240,000 – £250,000.

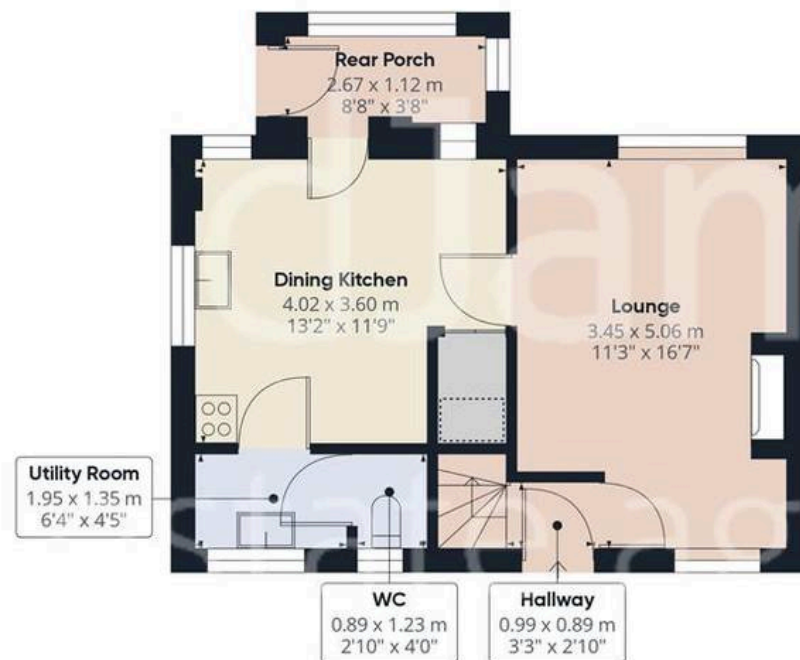
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well presented semi-detached house situated in a quiet cul-de-sac location
- Three bedrooms including two double bedrooms and a versatile third guest bedroom/home office
- Neutrally decorated lounge with wood finish flooring and contemporary feature fire
- Dual aspect breakfast kitchen with a range of white gloss units paired with granite worktops, integrated appliances and separate utility room
- Well appointed ground floor Wc for added convenience
- Modern first floor shower room/Wc with walk in shower cubicle and mains shower
- Established rear garden with patio area leading to lawn and mature planting, enclosed with modern fencing
- Large block paved driveway with gated access providing off road parking for multiple vehicles
- In walking distance of Carlton Hill's amenities and bus routes
- Ideal for first time buyers and growing families





Floor 0

Approximate total area⁽¹⁾

76.27 m²

820.96 ft²

Reduced headroom

0.68 m²

7.33 ft²



Floor 1

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

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

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