



7 Haddon Close, Carlton – NG4 4GT

Guide Price £210,000

DavidJames  
the estate agent





## 7 Haddon Close

Carlton, Nottingham

Well-presented 3 bed townhouse close to Carlton, Gedling and Mapperley's amenities – ideal for a first-time buyer! Bright lounge, modern dining kitchen and a low-maintenance garden plus parking space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

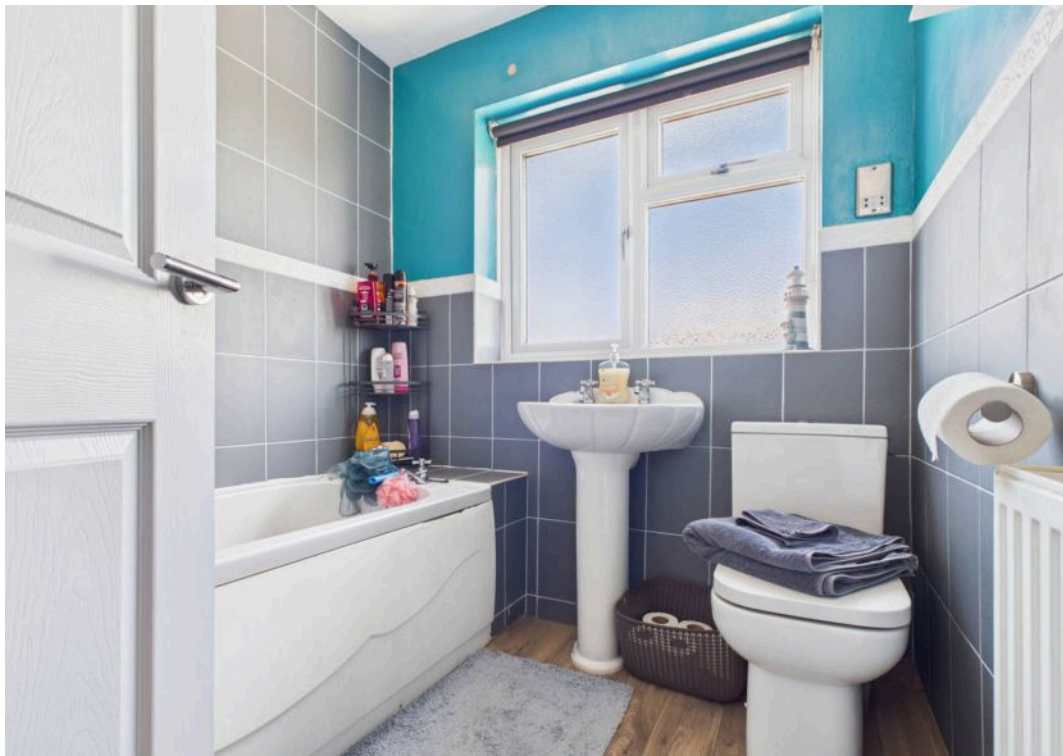
- Well-presented townhouse
- Ideally positioned for access to both Carlton, Mapperley and Gedling's nearby amenities
- Perfect for a first-time buyer looking to step on the property ladder
- Bright and welcoming lounge with a feature bow window
- Superb dining kitchen with a range of fitted contemporary units
- Three first floor bedrooms
- Family bathroom with a three-piece white suite and an electric over-bath shower
- Fantastic elevated views over the local area and open countryside
- Low-maintenance enclosed rear garden with artificial lawn and patio seating space
- Off-street parking space to the rear (with potential to create further vehicle space)













Floor 0



Floor 1



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

65.8 m<sup>2</sup>

708 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

4 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**





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