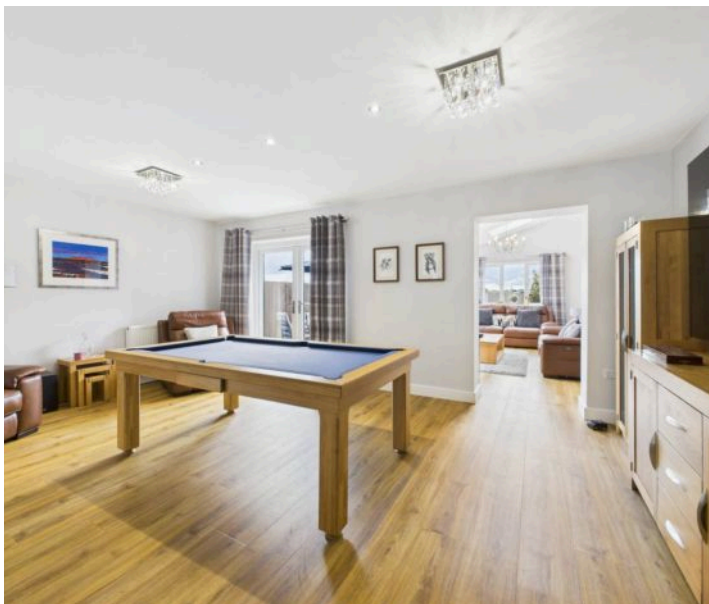




3 Slalom Run, Carlton – NG4 1LH

Guide Price £425,000

DavidJames
the estate agent



3 Slalom Run

Carlton, Nottingham

Impressive 5-bed detached home in a quiet cul-de-sac! Beautiful dining kitchen, open reception space, modern bath/en-suites plus a drive, garage and an enclosed garden with access to Huckerby's Field!

Council Tax band: D

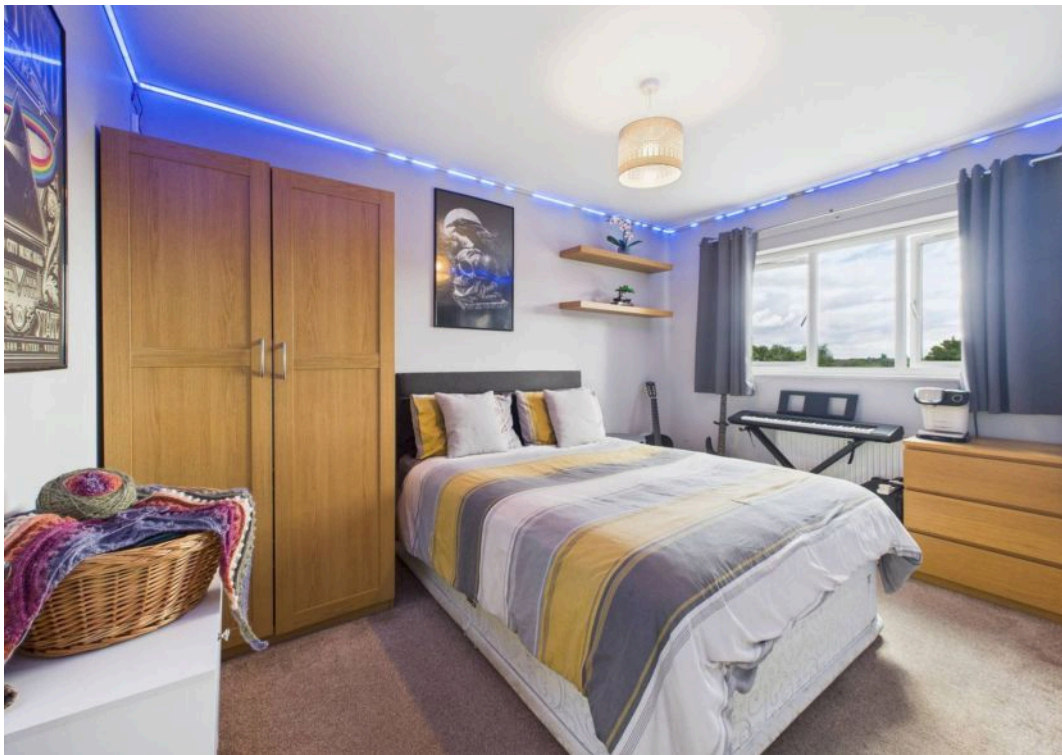
Tenure: Freehold

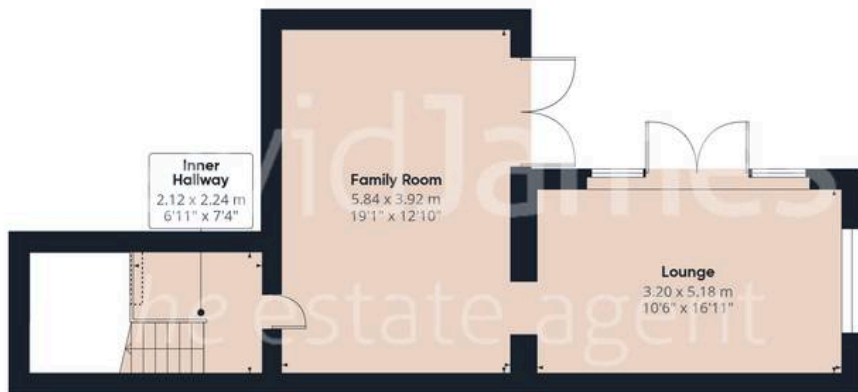
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stylish and versatile detached home offering multi-level family accommodation
- Quiet cul-de-sac location close to excellent local amenities, sought-after schools and frequent transport links
- Stunning dining kitchen with integrated appliances (perfect for family meals and entertaining)
- Spacious and versatile lounge and adjoining family room offering bright and flexible reception space
- Five well-proportioned bedrooms
- Top-floor double bedroom with fitted wardrobes, en-suite and dual-function hot/cold air conditioning
- Fantastic four-piece family bathroom plus two en-suite shower rooms
- Enclosed easy upkeep garden with patio seating space and lawn
- Private driveway and electric roller shutter garage with power for security and convenience
- Direct gated access to and views over







Floor -1 Building 1



Floor 0

Approximate total area⁽¹⁾

169.2 m²

1820 ft²

Reduced headroom

2.4 m²

26 ft²

(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



Floor 1



Floor 0 Building 2



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.