



**33 Kenia Close, Carlton – NG4 1SA**

Guide Price Guide Price £230,000 – £250,000

**DavidJames**  
the estate agent



## 33 Kenia Close

Carlton, Nottingham

Well-presented semi-detached family home on a quiet cul-de-sac close to local shops, schools and bus services. Featuring 2 spacious reception rooms, conservatory, 3 beds and ample off-street parking.

Council Tax band: B

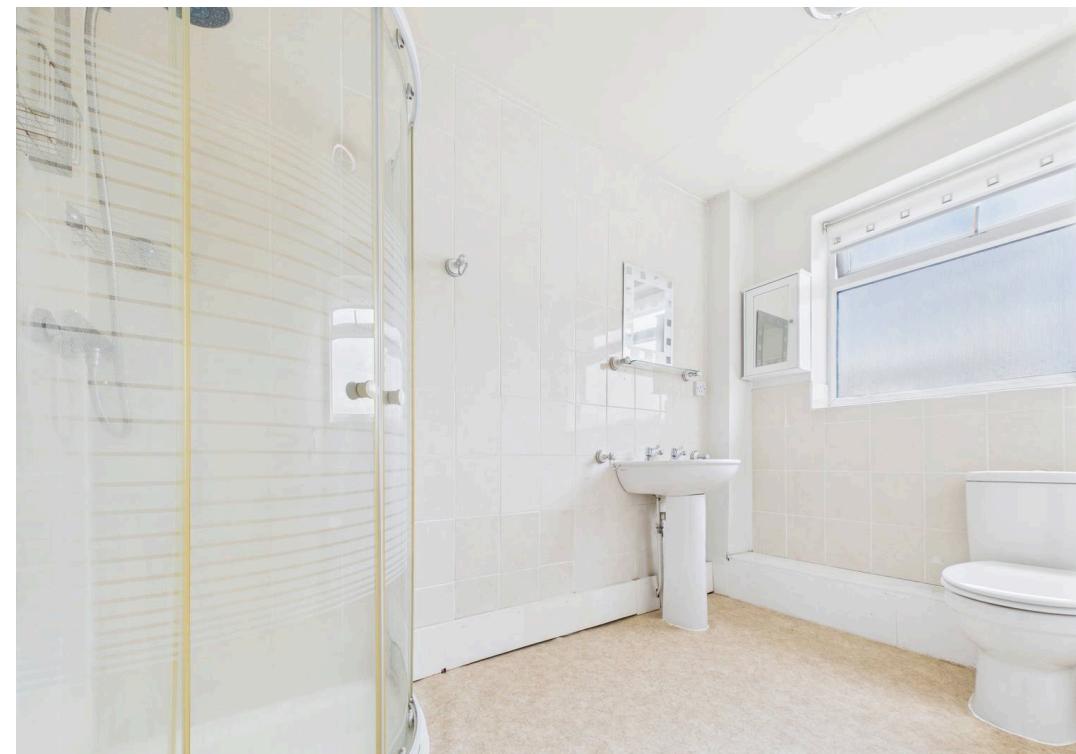
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached family house located on a quiet cul-de-sac
- Great location close to local shops, school and bus services
- Bright and spacious lounge with feature fireplace
- Fitted wood-effect kitchen with separate utility
- Separate versatile dining/family room with feature fireplace
- Light-filled conservatory with garden views for year-round enjoyment
- Three bedrooms (including two good-sized doubles bedrooms)
- Well-appointed shower room with a three-piece suite
- Good-sized low maintenance paved rear garden with detached garage
- Double width front and gated side driveway providing ample off-road parking







DavidJames  
the estate agent

Approximate total area<sup>(1)</sup>  
108.7 m<sup>2</sup>  
1169 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

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://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.