



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.

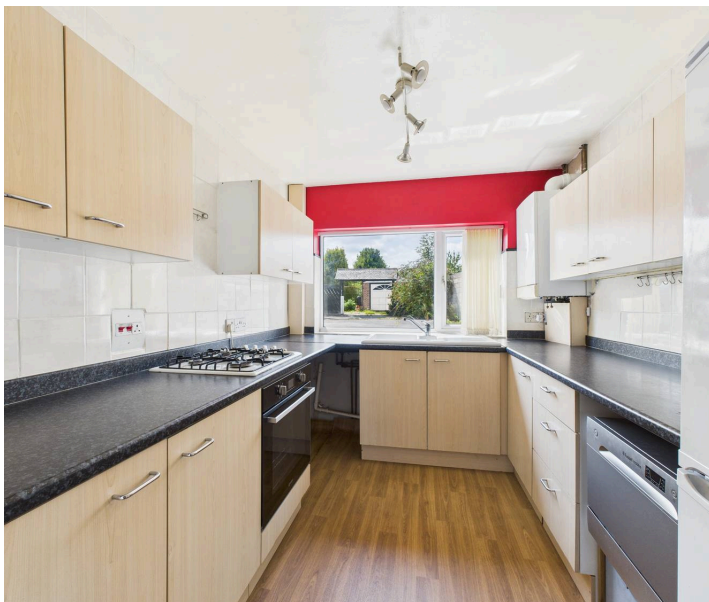
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

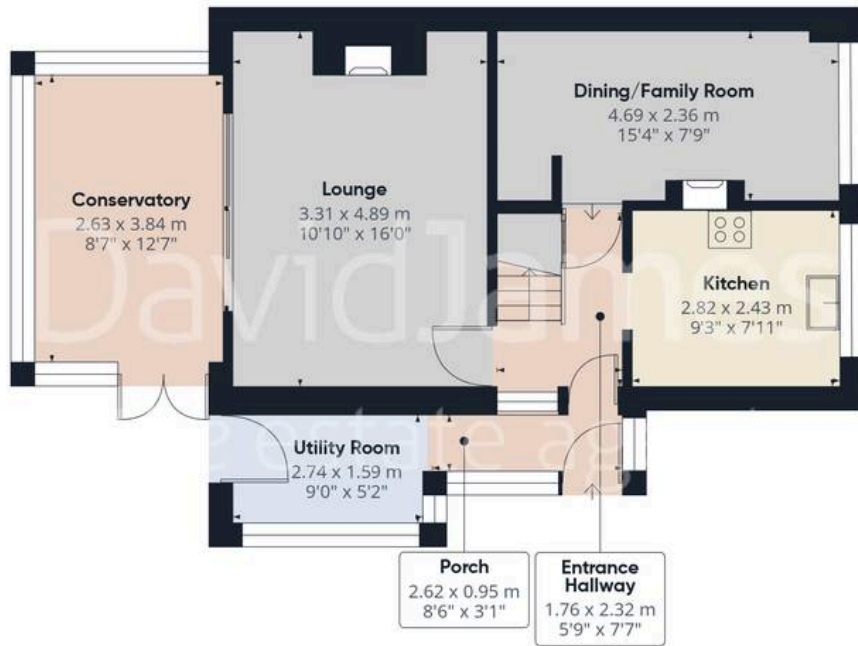
EPC Environmental Impact Rating:

- 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









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

108.7 m²

1169 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



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.