



52 Southdale Drive, Carlton – NG4 1BZ

Guide Price **£325,000**

DavidJames
the estate agent



52 Southdale Drive

Carlton, Nottingham

Well-presented semi-detached home with amazing views over Carlton near local amenities, schools & bus links! Two spacious reception rooms, dining/kitchen, three beds, shower room & separate wet room.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented semi-detached house close to local amenities, schools and transport links
- Stunning views to the rear across Carlton and the surrounding areas
- Bright and spacious lounge with feature bi-fold doors, bay window and log burner stove
- Modern and stylish dining/kitchen with gloss units, integrated cooking appliances, fridge and dishwasher
- Additional front entrance hallway with access to the rear garden, garage, three-piece wet room and versatile family room
- Three bedrooms (main bedroom with fitted wardrobes)
- Flexible loft space with power, lighting and radiator heating
- Modern and stylish shower room with a walk-in shower enclosure, vanity basin with storage and separate WC
- Generously sized rear garden with feature plunge pool, two patio areas, shed and summerhouse
- Double width blocked paved driveway







Approximate total area⁽¹⁾

156.7 m²
1685 ft²

Reduced headroom

10.4 m²
112 ft²

(1) Excluding balconies and terraces

Reduced headroom

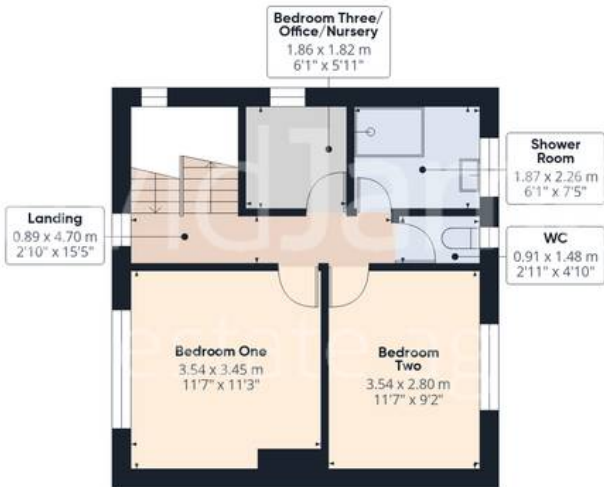
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

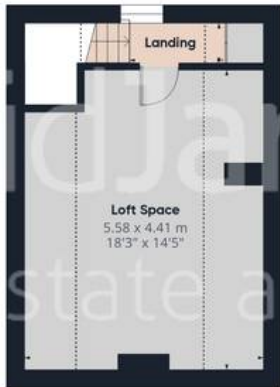
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



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