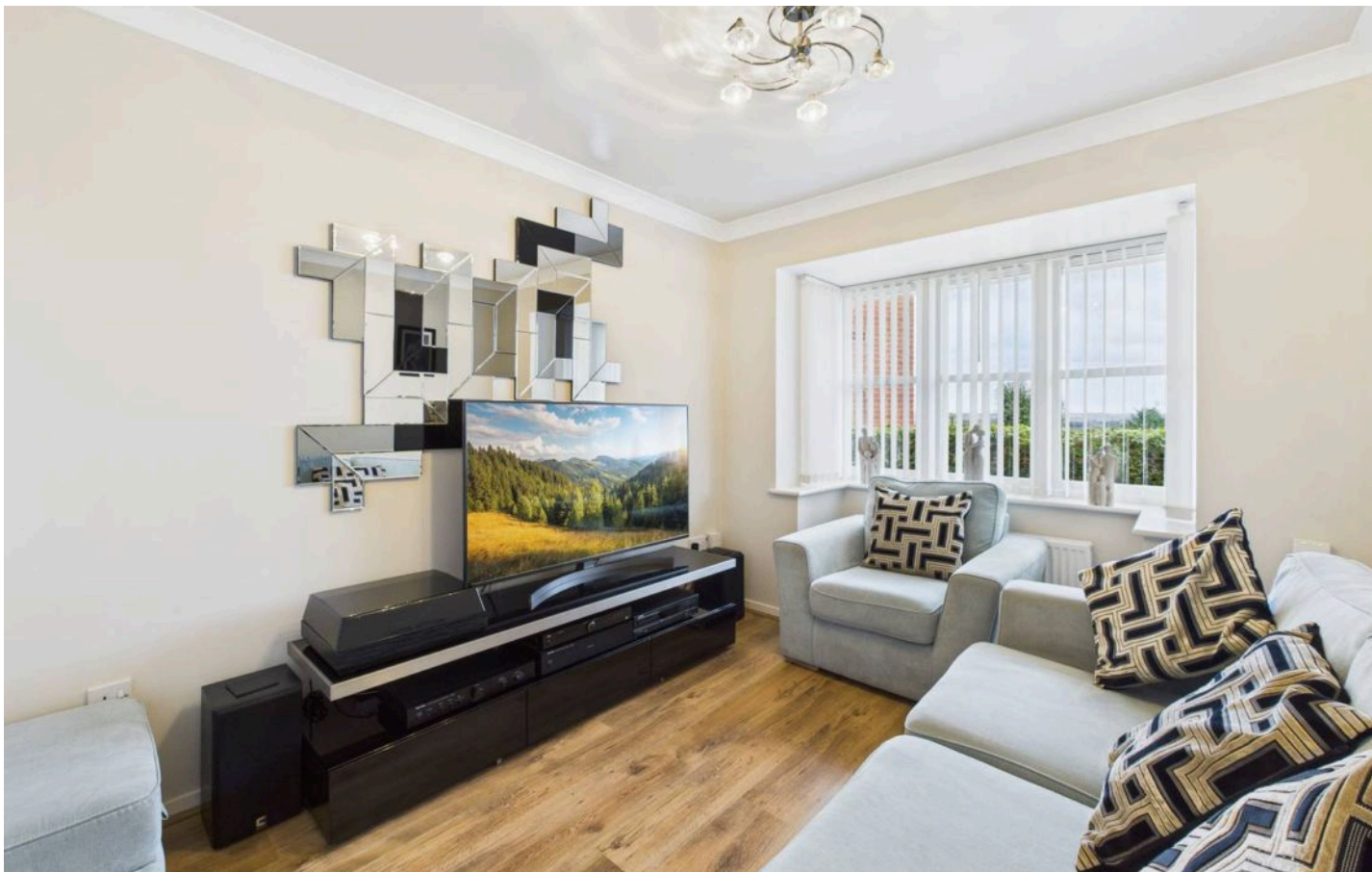




36 Poplar Close, Carlton – NG4 1HF

Guide Price **£350,000**

DavidJames
the estate agent



36 Poplar Close

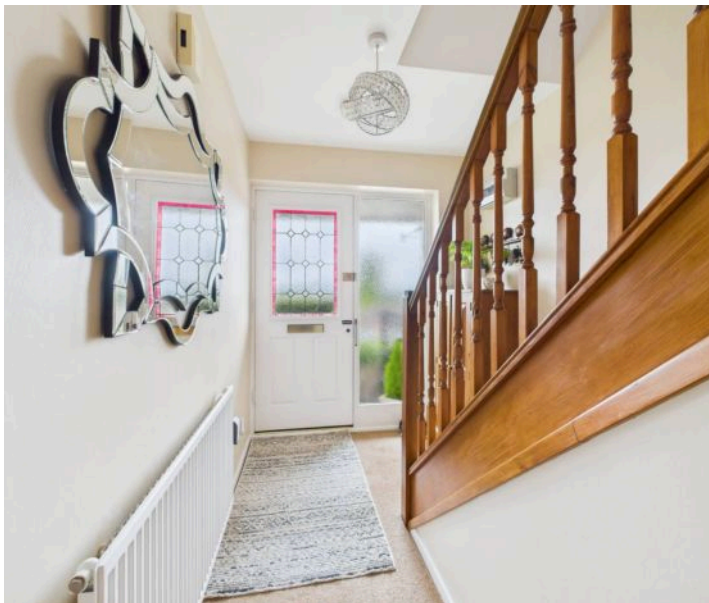
Carlton, Nottingham

GUIDE PRICE £350,000 - £375,000 Spacious 4 bed detached home on a prime cul-de-sac corner plot with landscaped gardens, garage and large drive, 2 reception rooms and both a bathroom and en-suite!

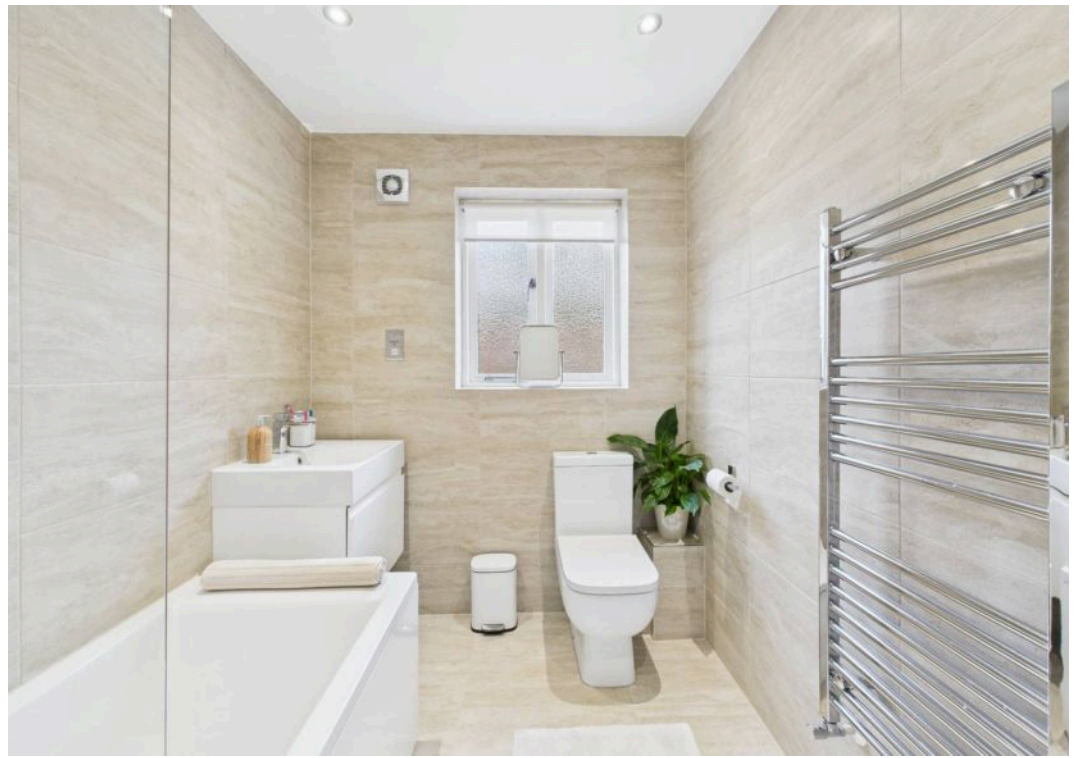
Council Tax band: D

Tenure: Freehold

- Detached family home, owned since new, on what was originally the largest plot available
- Prime corner plot at the end of a quiet cul-de-sac with far-reaching views
- Four well-proportioned double bedrooms, including one with en-suite shower and built-in wardrobes
- Two versatile reception rooms
- Kitchen with integrated cooking appliances, and separate utility room with garden access
- Ground Floor Wc for added convenience
- Contemporary family bathroom featuring marble-effect tiling, rainfall shower, and chrome heated towel rail
- Expansive driveway comfortably accommodating up to four vehicles plus a double-height garage
- Landscaped tiered rear garden with multiple zones designed for relaxation and outdoor entertaining
- Summer house with power, decorative lighting, and integrated vertical decking storage solutions









Floor 0



Floor 1

Approximate total area⁽¹⁾

106.6 m²

1147 ft²

Reduced headroom

0.1 m²

1 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



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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.