

54 Campbell Drive, Carlton - NG4 1RD

Guide Price £230,000 - £240,000









## 54 Campbell Drive

Carlton, Nottingham

GUIDE PRICE £230,000-£240,000 3 bed semidetached home with 2 reception spaces, kitchen and bathroom alongside a southerly-facing garden, drive and garage. Close to local amenities, schools and buses!

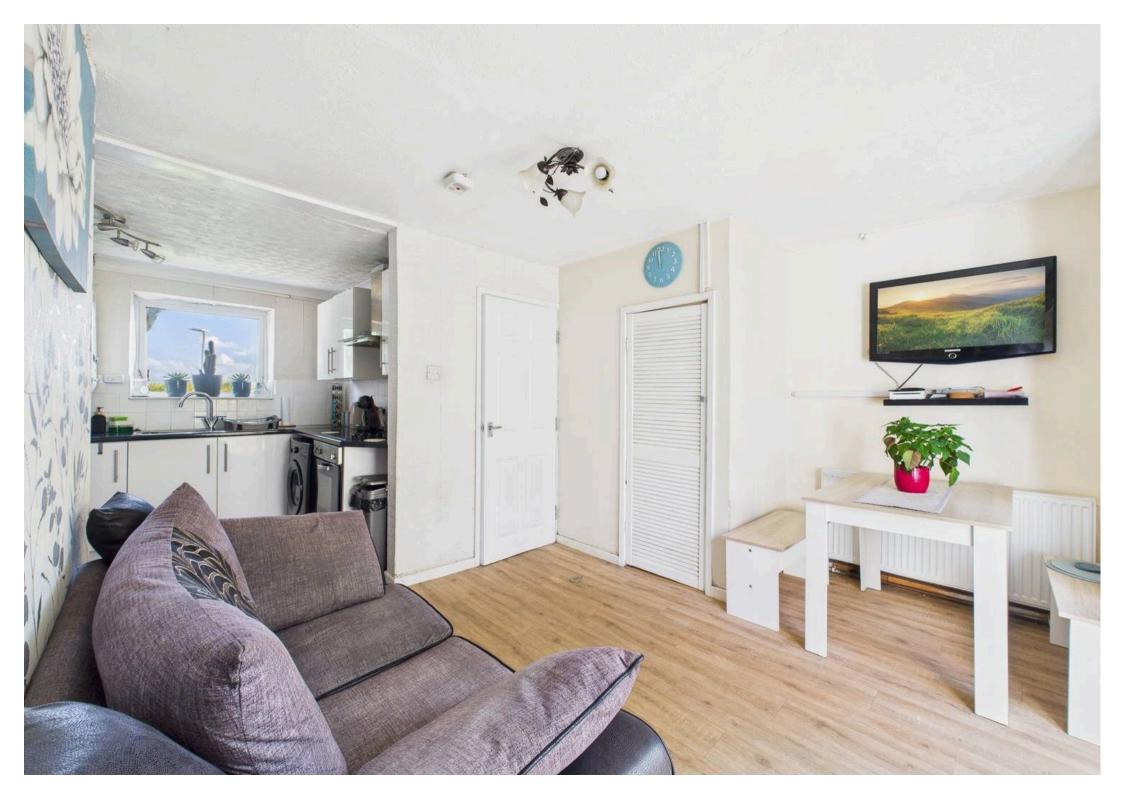
Council Tax band: B

Tenure: Freehold

**EPC Energy Efficiency Rating: D** 

**EPC Environmental Impact Rating: D** 

- Semi-detached family home with far-reaching elevated views
- Offered to the market with no upward chain
- Within easy reach of Carlton Hill's amenities, popular schools, buses and public green spaces
- Dual-aspect lounge with a feature fireplace
- Versatile sitting/dining room with patio doors onto the rear garden
- Modern kitchen with white high-gloss units, black marble-effect worktops and integrated appliances
- Three first-floor bedrooms (including two generous double bedrooms)
- Family bathroom with white three-piece suite and a Triton over-bath shower
- Southerly-facing garden featuring patio, decking and lawn with mature planting and fencing for privacy
- Garage and driveway offering secure parking and useful storage options















## Approximate total area<sup>(1)</sup>

72.6 m<sup>2</sup> 781 ft<sup>2</sup>

## Reduced headroom

0.6 m<sup>2</sup> 6 ft<sup>2</sup>



Floor 1

(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.