



3 West View Road, Carlton – NG4 3FF

Guide Price **£290,000**

DavidJames
the estate agent



3 West View Road

Carlton, Nottingham

NO CHAIN! Beautiful traditional semi-detached home in a fantastic location! Two bright and spacious reception rooms, three bedrooms, south-facing rear garden with summerhouse and off street parking.

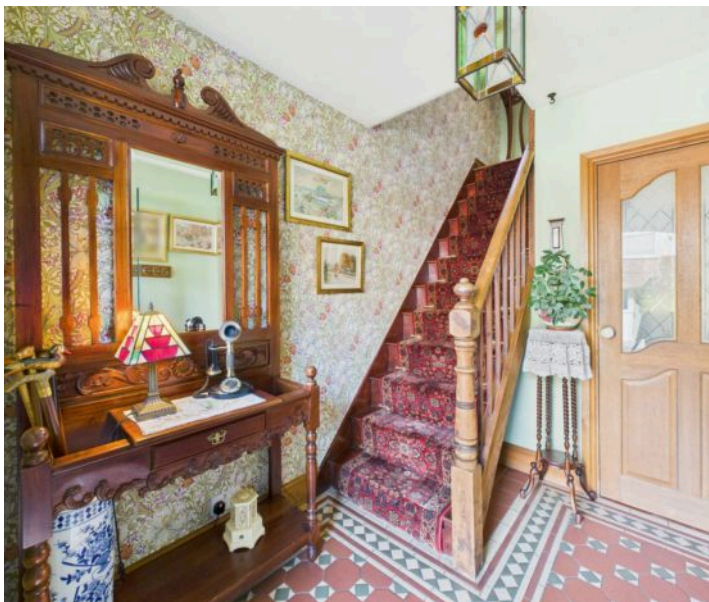
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautiful and well-presented traditional semi-detached family home
- Fantastic location in walking distance of local amenities, schools and bus services
- Stunning entrance hallway with decorative glazed front door and decorative tiled flooring
- Traditional kitchen with a range of wood-effect units, worktops and a Belfast sink
- Stunning lounge with a beautiful feature decorative fireplace with views over the rear garden
- Separate spacious dining room with feature decorative fireplace
- Bright and airy sunroom with feature window overlooking the rear garden and patio door
- Three bright and airy bedrooms with wood-effect flooring (including two doubles bedrooms)
- Traditional bathroom suite with feature freestanding bath, high level style WC, decorative column radiator and decorative glazed window
- Enclosed large south-facing rear garden with patio, lawn, summerhouse and an off-street parking space to the front





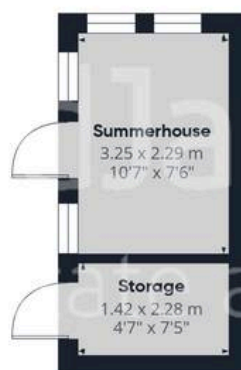




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

82.7 m²

891 ft²

Reduced headroom

0.8 m²

9 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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