



257 Westdale Lane, Carlton – NG4 4FL

Guide Price **£300,000 – £325,000**

DavidJames
the estate agent



257 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £300,000-£325,000 Spacious 3 bedroom detached bungalow with no chain! Located within walking distance of local shops and bus services - perfect for those seeking single-storey living!

Council Tax band: C

Tenure: Freehold

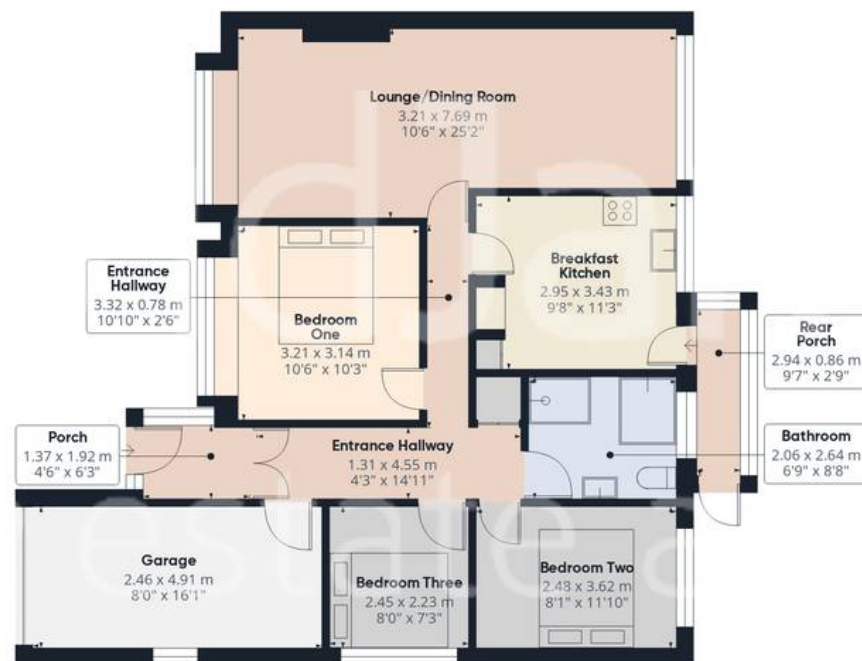
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Well-presented and spacious detached bungalow
- Set within easy walking distance of local shops, supermarkets and frequent bus routes
- Offered to the market with no upward chain
- Generous lounge/dining room with dual aspect windows and lovely rear views across Carlton and Mapperley
- Bright and inviting breakfast kitchen with wood-effect kitchen units and integrated cooking appliances
- Three double bedrooms, all with good proportions (principal bedroom featuring a large bay window)
- Spacious bathroom fitted with a four-piece suite including separate shower enclosure and corner bath
- South-facing rear garden with paved patio area and lawn perfect for outdoor seating and dining
- Generously sized cellars offering potential for further development (subject to the appropriate permissions)
- Good-sized driveway and integral garage providing off-street parking for several vehicles







Floor 0

Approximate total area⁽¹⁾

134.8 m²

1449 ft²



Floor 1

(1) Excluding balconies and terraces

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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