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**DavidJames**  
the estate agent

**Dellwood Close, Carlton, Nottingham, NG4 3SL**

**Guide Price £200,000**

# About This Property

Located at the end of a cul-de-sac in Carlton, this charming semi-detached house offers an ideal home for families or professionals seeking peace and convenience. The property features three well-proportioned bedrooms, two of which are equipped with fitted wardrobes. An inviting entrance hall with durable laminate flooring leads to a spacious lounge/dining room, complete with a gas fire, a bow window to the front elevation and a handy understairs storage cupboard. The modern kitchen is designed with white units, timber-effect work surfaces and an integrated oven and hob. The bathroom is fitted with a white suite and benefits from an electric shower. For comfort throughout the seasons, the home is equipped with combination gas central heating and UPVC double glazing, complemented by a security alarm system for peace of mind. Outside, the low-maintenance enclosed rear garden offers a patio and gravelled areas for outdoor relaxation. A garage located in a nearby communal block adds further convenience.



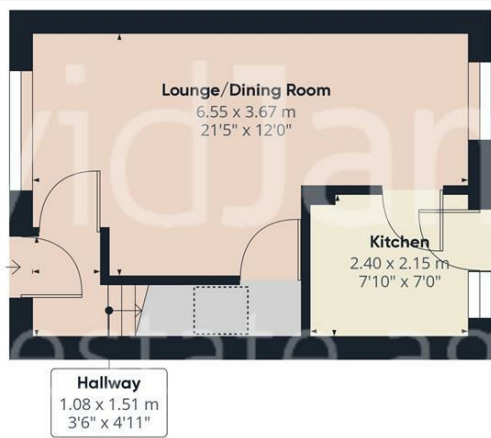
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- Semi-detached house situated at the end of a quiet cul-de-sac
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Entrance hall with laminate flooring
- Lounge/dining room with gas fire and bow window to the front elevation and understairs storage cupboard
- Modern kitchen with white units, timber effect work surfaces and integrated oven and hob
- Bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing, alarm system
- Low maintenance enclosed rear garden with patio and gravelled areas
- Garage situated in a communal block

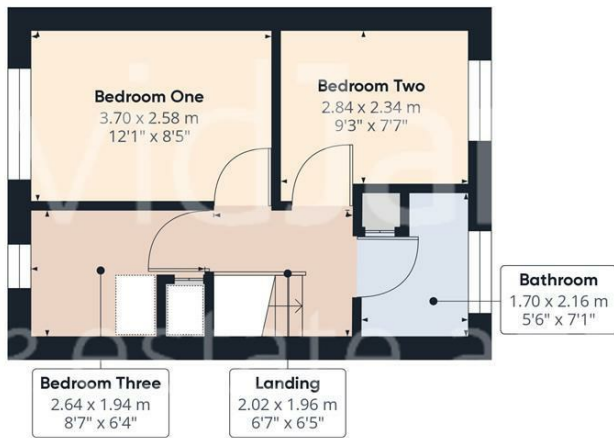


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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
56.61 m<sup>2</sup>  
609.35 ft<sup>2</sup>

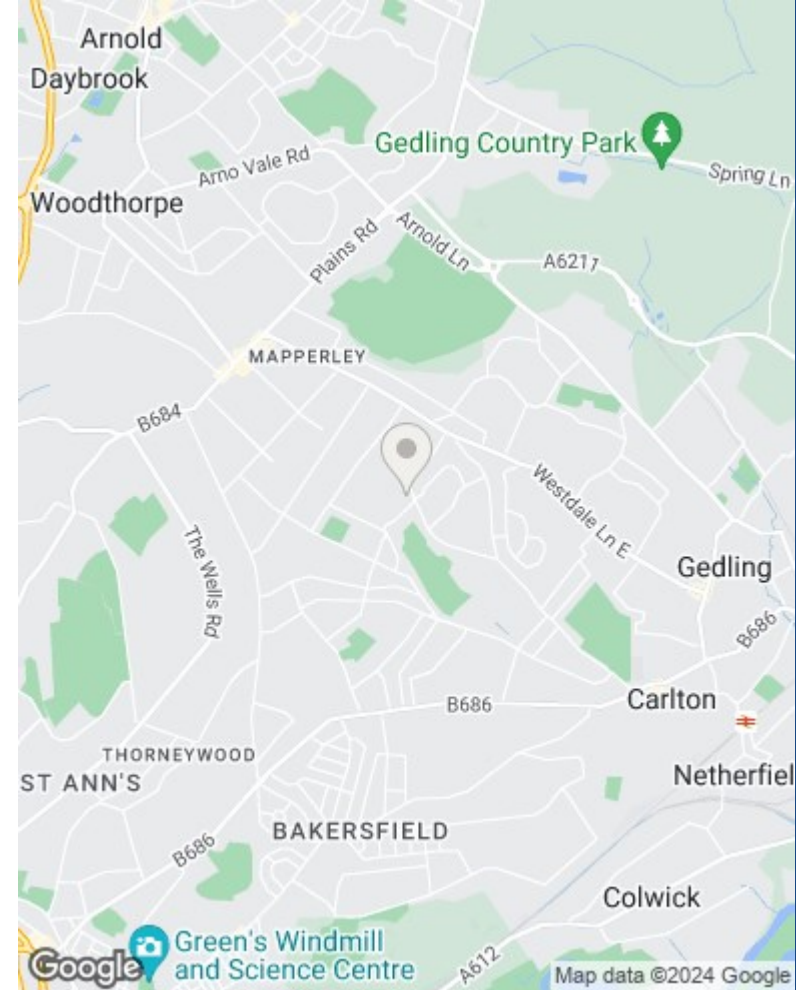
**Reduced headroom**  
0.66 m<sup>2</sup>  
7.13 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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