



344 Greenwood Road, Carlton – NG4 1AR

Guide Price **£300,000**

DavidJames
the estate agent



344 Greenwood Road

Carlton, Nottingham

GUIDE PRICE £300,000–£325,000 Traditional detached family home close to local amenities and schools! Offering versatile reception space, 3/4 beds and a generous southerly-facing garden plus parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Traditional detached family home
- Conveniently positioned for access to Carlton's amenities and Nottingham City Centre
- Bright and spacious lounge with a feature log burner
- Adjoining dining room with a feature bow window
- Fitted kitchen with a range of integrated appliances and an adjoining alternative dining/utility room
- Ground floor guest bedroom/sitting room plus an adjoining WC
- Three first floor bedrooms
- First floor bathroom with a four-piece suite (including a separate shower cubicle)
- Fantastic, large and south-easterly facing rear garden
- Driveway to the front provides off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

106 m²

1140 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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