



**50 Highfield Drive,
Carlton, Nottingham NG4 1PR**

- BEAUTIFULLY MAINTAINED THREE BEDROOM SEMI DETACHED PROPERTY
- SECOND RECEPTION ROOM WITH PATIO DOORS
- ENCLOSED UTILITY SPACE
- OFF STREET PARKING FOR MULTIPLE CARS
- CLOSE TO LOCAL AMENITIES
- LOUNGE WITH BAY WINDOW AND KARDEAN FLOORING
- MODERN FITTED KITCHEN WITH INTERGRATED APPLIANCES
- THREE BEDROOMS AND MODERN SHOWER ROOM
- DETACHED DOUBLE GARAGE TO REAR GARDEN

£249,950

LOUNGE

13'5" x 9'10" (4.10m x 3.00m)

Having bay window to the front elevation over looking the front garden, finished with Karndean flooring and door providing access to the kitchen.

KITCHEN

11'9" x 9'10" (3.60m x 3.00m)

Having window to the rear elevation looking into Reception room, comprising of a modern mix of wall and base units with space for a American fridge freezer, with induction hob with overhead extractor fan, integrated double ovens with coffee machine, Aluminum sink with extendable mixer tap, with decorative four pronged pendant lighting overhanging breakfast bar and door providing access to the downstairs WC and pocket door providing access to the Reception room.

GROUND FLOOR WC

4'11" x 2'7" (1.50m x 0.80m)

Comprising of Hand wash basin and WC, finished with half towel radiator.

RECEPTION ROOM

13'1" x 9'10" (4.00m x 3.00m)

Having double patio doors married on either side by windows providing access through to the rear garden, with a modern range of built in cupboards providing ample storage and utility with space for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM ONE

10'2" x 9'10" (3.10m x 3.00m)

Having window to the front elevation overlooking the front garden finished with painted hard wood flooring.

BEDROOM TWO

8'10" x 8'2" (2.70m x 2.50m)

Having window to the rear elevation over looking the rear garden with painted hard wood flooring.

BEDROOM THREE

7'2" x 6'6" (2.20m x 2.00m)

Having window to the front elevation overlooking the front garden finished with painted hardwood flooring.

SHOWER ROOM

6'10" x 4'7" (2.10m x 1.40m)

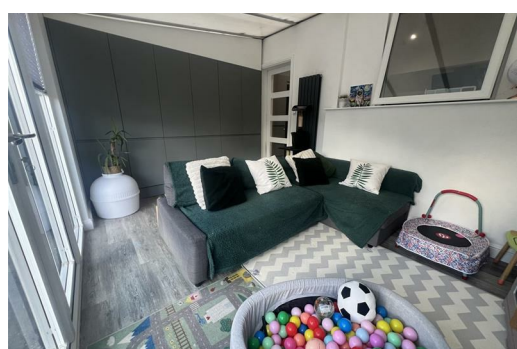
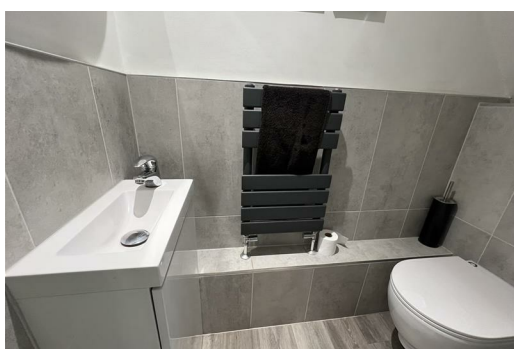
Having window to the rear elevation, comprising of walk in shower, WC, handwash basin, and chrome towel radiator.

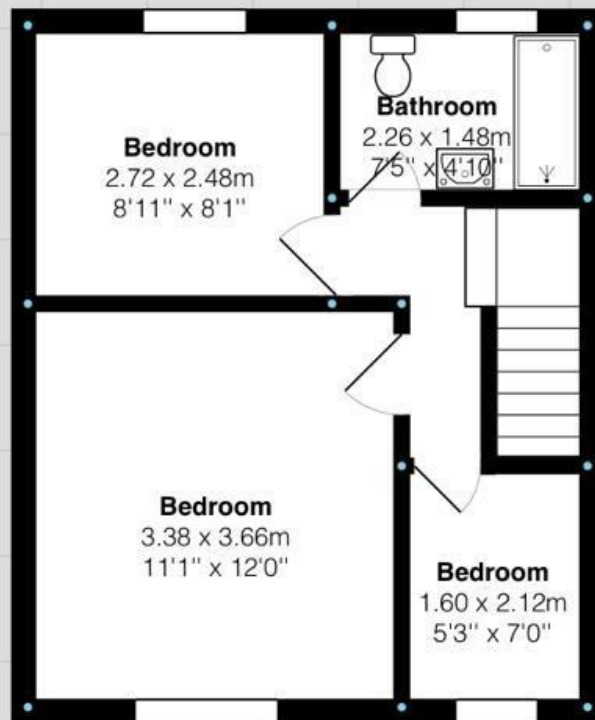
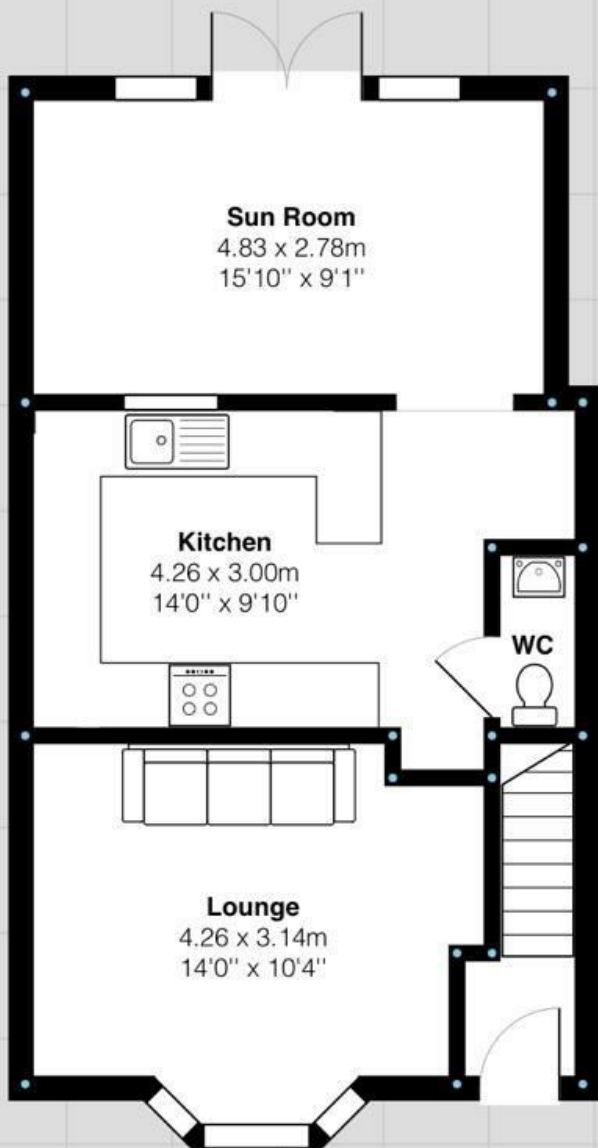
OUTSIDE

Front garden area and side driveway providing ample parking leading, in turn, to the rear garden with paved patio area, lawn along with DOUBLE GARAGE.

This property is in council tax band: B (Gedling Borough Council)







Total Area: 79.4 m² ... 855 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

