



## 7 Greenhill Crescent, Carlton, Nottingham, NG4 1DE

Offers In The Region Of £375,000

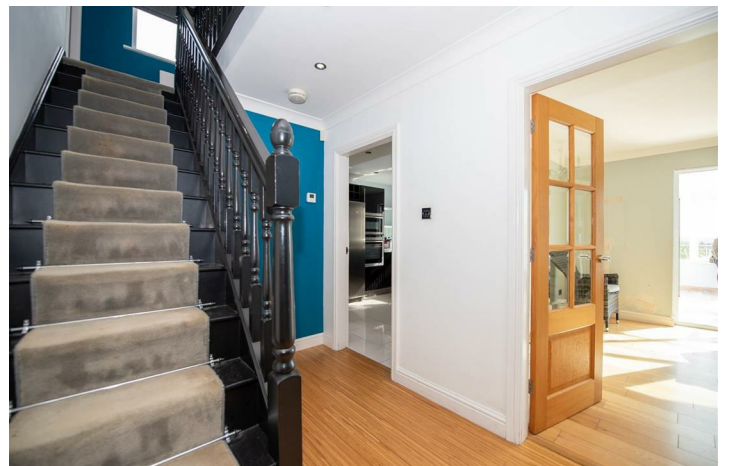
- Substantial Three Bedroom Detached House
- High Spec Kitchen, Utility Room and Downstairs W.C
- Three Double Bedrooms
- Block Paved Driveway and Garage
- Cul-de-sac Location
- Lounge, Dining Room and Conservatory
- Large Entrance Hall and Landing
- Large En-Suite and Family Bathroom
- Lawned Garden and Composite Decking with Built in BBQ
- No Upward Chain

# 7 Greenhill Crescent, Nottingham NG4 1DE

Substantial and Very Well Presented Three Bedroom Detached House. Lounge, Dining Room and Conservatory. Downstairs W.C. High Spec Kitchen and Utility Room. Three Large Double Bedrooms. Bathroom and Ensuite to the Master. Spacious Block Paved Driveway with access to Integral Garage. Side Garden and Raised Composite Deck with Integrated BBQ. No Upward Chain.



Council Tax Band: D



#### Entrance Hall

Doors to the Dining Room, Lounge, Kitchen and W.C.  
Spotlights to the ceiling. Radiator. Oak wood flooring.

#### Dining Room

10'7 x 11'7

Windows to the front and side. Radiator. Oak wood flooring.

#### Lounge

12'4 x 15'8

Oak wood flooring. Patio doors to the Conservatory.  
Radiator.

#### Conservatory

11'15 x 12'7

Tiled flooring with underfloor heating. French doors to the rear garden.

#### Kitchen

9'7 x 10'45

Tiled flooring with underfloor heating. A range of modern base and wall units with integrated dishwasher, oven and microwave. Work surfaces with inset induction hob with extractor over. Sink unit. Spotlights to the ceiling. Window to the rear. Vertical radiator. American style Fridge/Freezer plumbed into the water mains.

#### Utility Room

6'89 x 6'31

Tiled flooring with underfloor heating. Window and door to the side elevation. Plumbing and space for washing machine and tumble dryer.

#### W.C

Tiled flooring and walls. Low level flush toilet. Wall mounted sink unit. Window to the side elevation.

#### First Floor Landing

19'2 x 6'81

Doors to all Bedrooms and the Bathroom.

#### Master Bedroom

11'95 x 15'64

Built in wardrobes. Radiator. Window to the rear elevation. Door to the ensuite.

#### Ensuite

Large walk in shower with raindrop head. Wall mounted wash hand basin. Window to the side elevation. Chrome towel radiator. Spotlight to the ceiling.

#### Bedroom

11'67 x 12'67

Window to the front elevation. Radiator.

#### Bedroom

11'95 x 10'49

Window to the rear. Radiator.

#### Bathroom

6'18 x 11'63

Underfloor heating. Panelled bath. Wall mounted wash hand basin. Toilet. Window to the front elevation. Radiator. Spotlights to the ceiling.

#### Garage

17'29 x 8'63

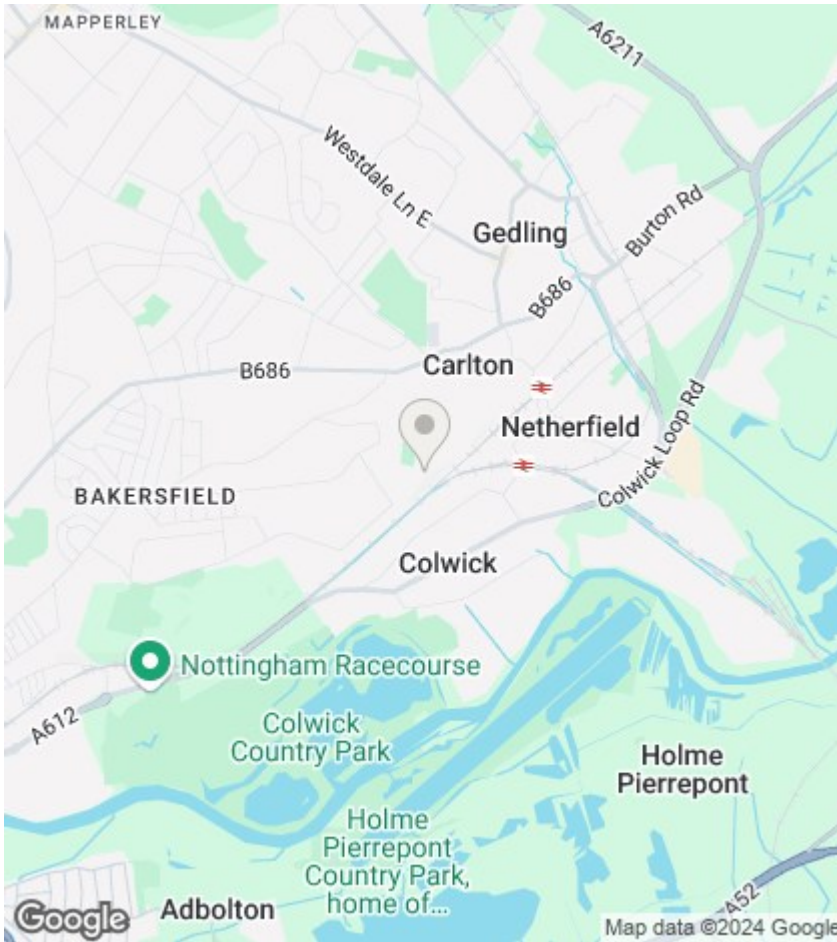
Electric up and over door. Pedestrian door to the side.

#### Exterior

Large Block Paved Driveway to the front. Lawned garden to the side. A raised composite deck to the rear with an integrated BBQ.







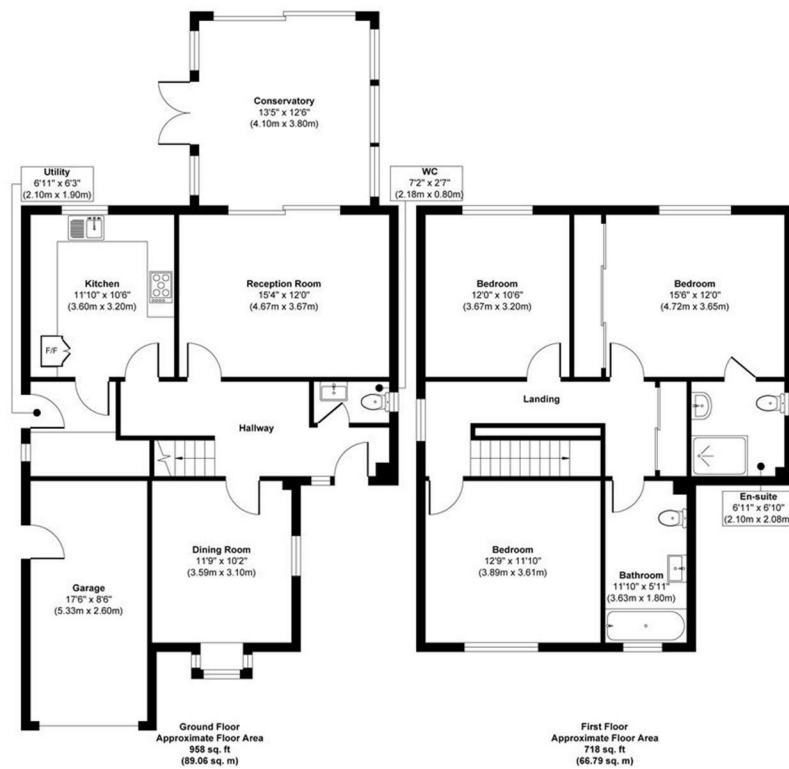
## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Approx. Gross Internal Floor Area 1676 sq. ft / 155.85 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.