



20 Cliff Road, Carlton – NG4 1BT

Guide Price **£375,000**

DavidJames
the estate agent



20 Cliff Road

Carlton, Nottingham

Extended and impressive 4 bed detached family home offering open-plan ground floor living, a characterful dining kitchen, en-suite bedroom, a superb rear garden and generous driveway! Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended and impressive detached family home
- Within easy reach of excellent local amenities, schools and transport links to the city and surrounding areas
- Spacious open-plan ground floor layout incorporating 2 versatile reception spaces
- Characterful fitted kitchen with integrated appliances, French doors and generous dining space
- Four well-proportioned first floor bedrooms
- Principal rear bedroom with a private en-suite shower room and fitted wardrobes
- Four-piece family bathroom (including both a bath and separate shower enclosure)
- Established rear garden with paved seating area, decked terrace, lawn and mature planting throughout
- Large flexible outbuilding providing useful storage/workshop options
- Generous block-paved driveway to the front providing off-street parking for multiple vehicles









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

124.2 m²

1337 ft²

(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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.