



## 4 Kirks Buildings, Carlton - NG4 1GY

Guide Price £200,000



## 4 Kirks Buildings

Carlton, Nottingham

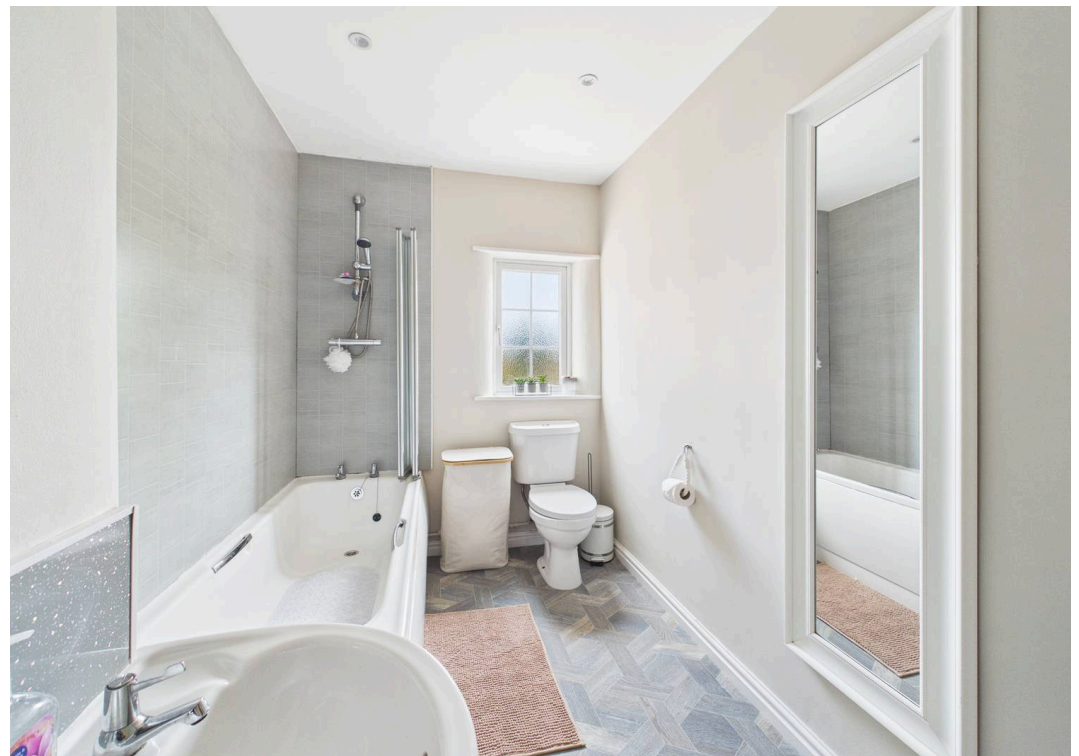
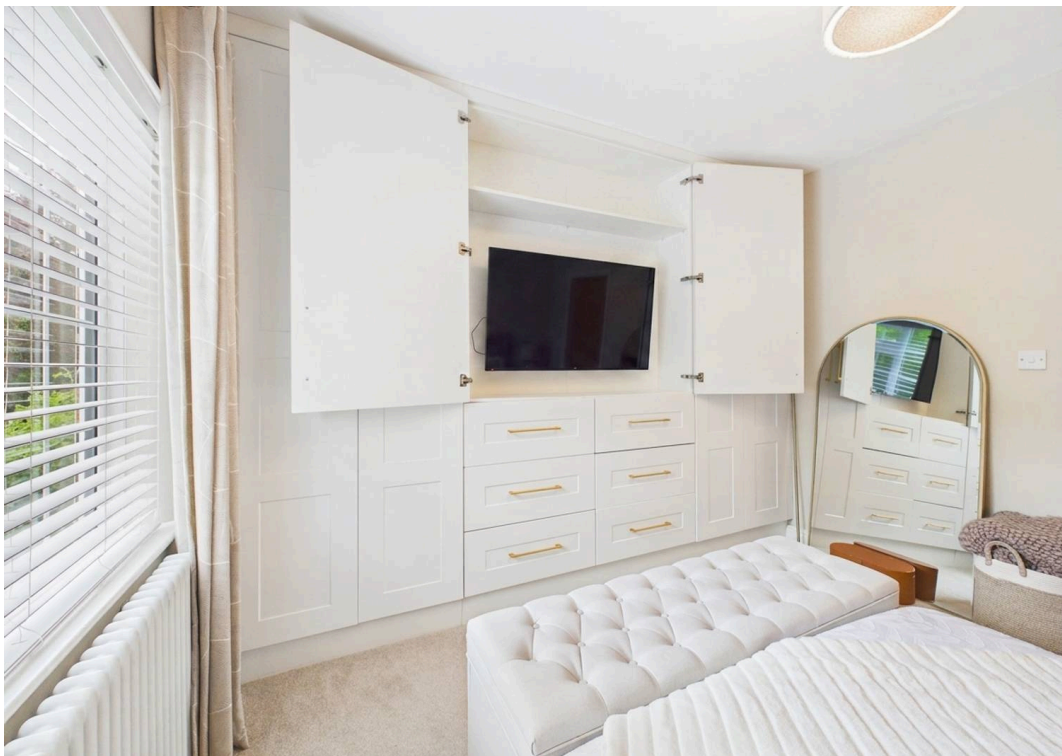
Character period cottage with 2 beds, cosy lounge, breakfast kitchen and bathroom plus front & rear gardens. Beautifully-presented and ideally positioned for Carlton's amenities! Viewing recommended!

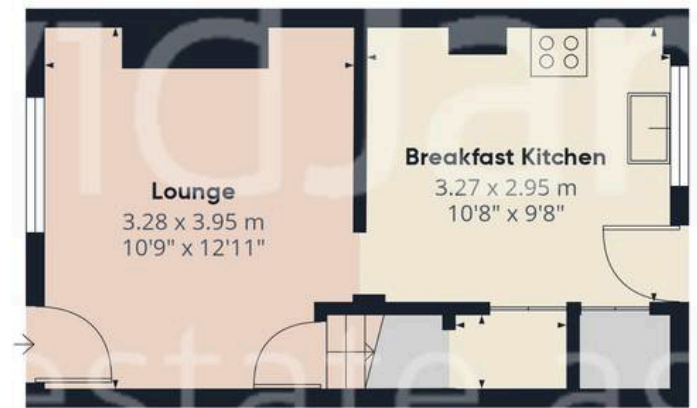
Council Tax band: A

Tenure: Freehold

- Charming period cottage
- Combines original character features with tasteful modern upgrades
- Ideally located close to Carlton's shops, nearby schools and public transport links
- Cosy and neutrally decorated lounge with exposed beams
- Modern kitchen with integrated appliances and a feature breakfast bar
- Two well-presented bedrooms with recently replaced carpets
- Primary bedroom with full-width fitted wardrobes
- First floor three-piece bathroom with an over-bath shower
- Enclosed and low-maintenance courtyard style rear garden
- Set back from the road by an attractive front cottage garden with established planting







Floor 0

**Approximate total area<sup>(1)</sup>**  
48.7 m<sup>2</sup>  
524 ft<sup>2</sup>



Floor 1

(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

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