

23 Westdale Lane, Carlton - NG4 3JF

Guide Price **£250,000**

DavidJames
the estate agent







23 Westdale Lane

Carlton, Nottingham

Semi-detached home with bay-fronted lounge, modern dining kitchen, three bedrooms, southerly garden alongside driveway and detached garage.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached home occupying a desirable corner plot
- Convenient location moments from shops and amenities
- Popular schools and frequent bus services within easy reach
- Bright and airy bay-fronted lounge with a feature electric fire
- Stylish dual-aspect kitchen with gloss units and space for dining
- Three well-proportioned first floor bedrooms
- Modern bathroom with feature tiling and a dual-head rainfall over-bath shower
- Gas central heating powered by a combination boiler
- Southerly-facing rear garden and a further side decked patio/entertaining space
- Detached garage and driveway providing off-street parking

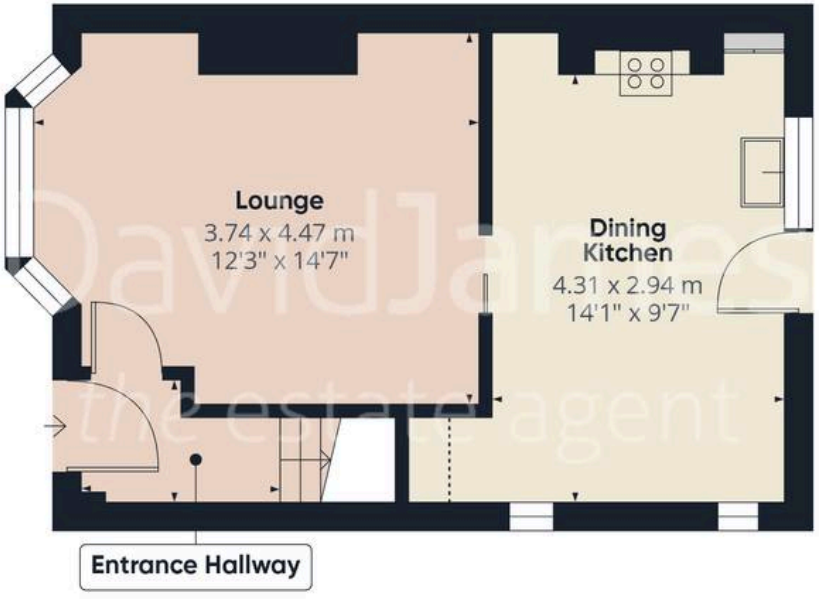




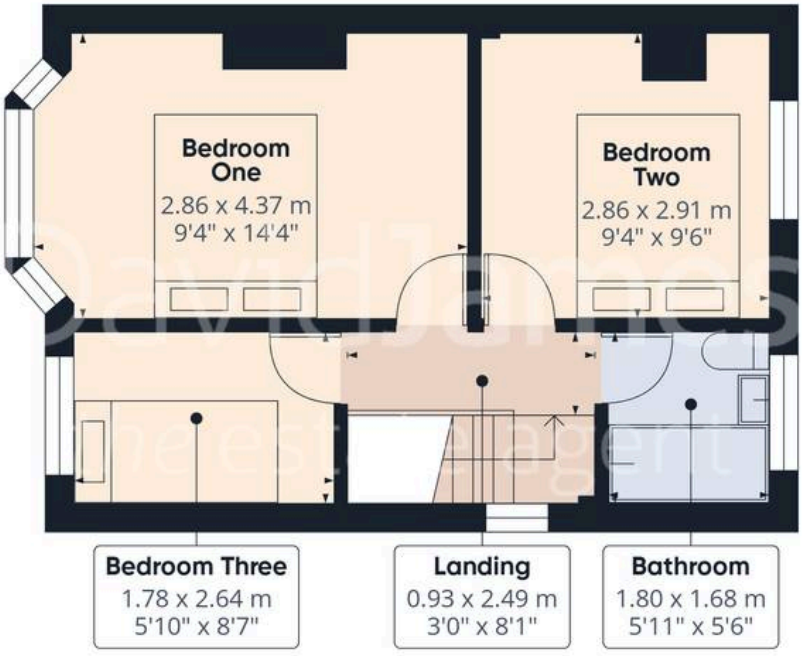








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

63.5 m²

684 ft²

Reduced headroom

0.4 m²

4 ft²

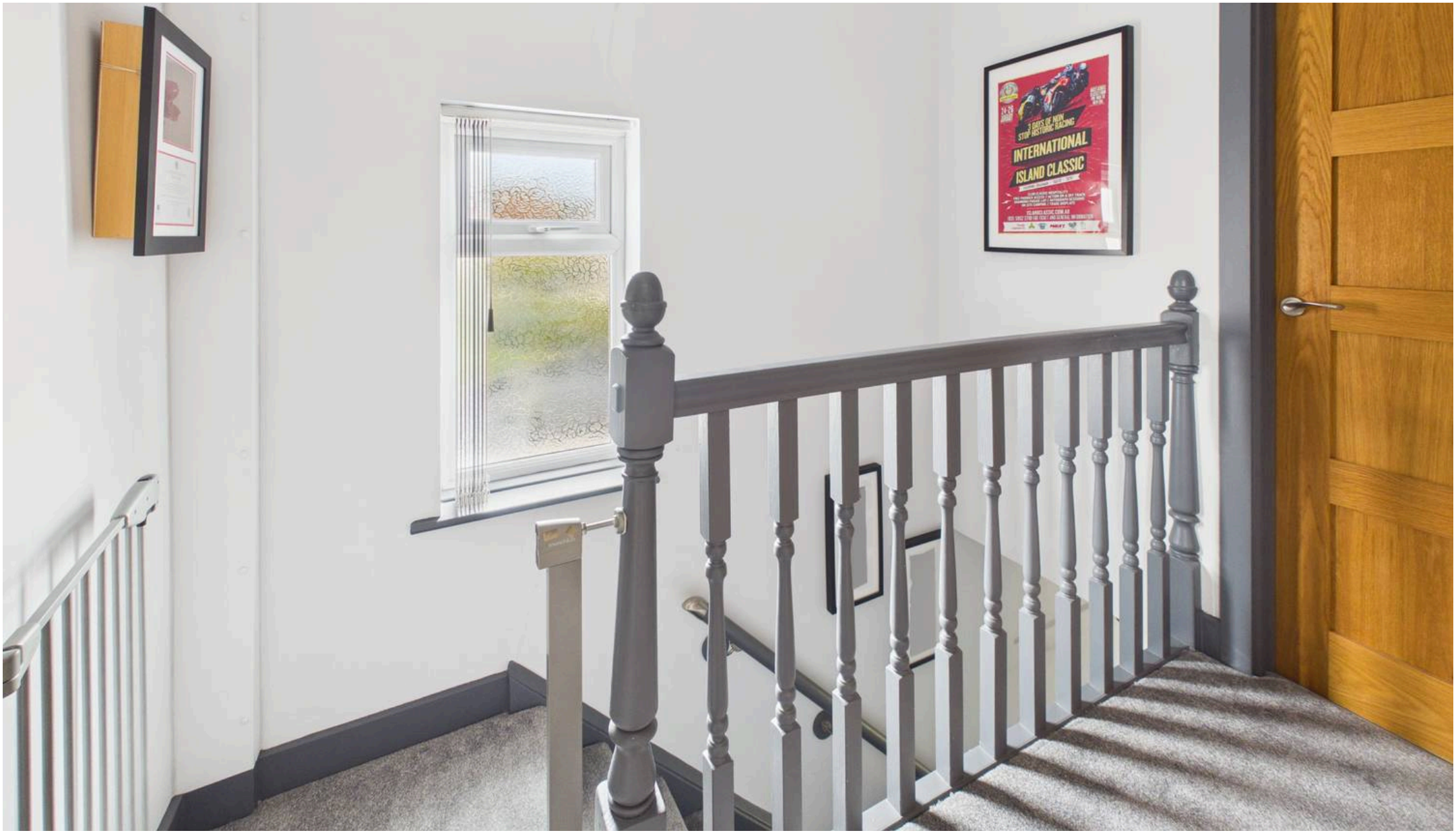
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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