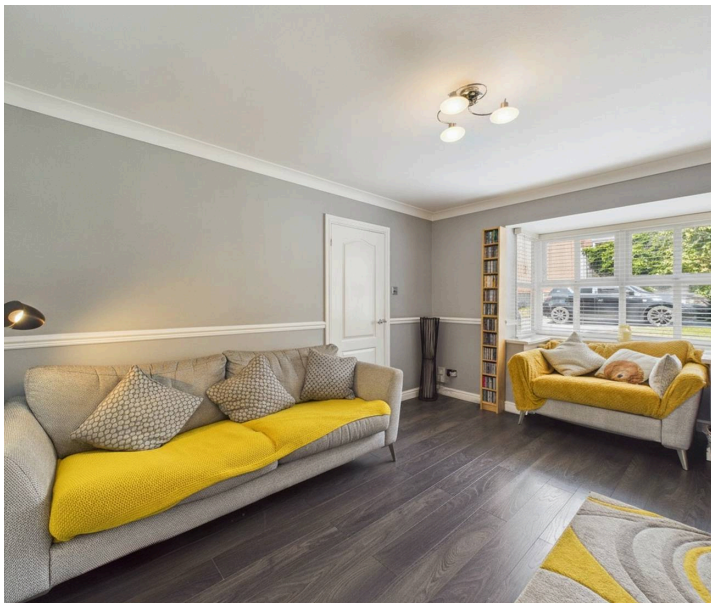




16 Kensington Gardens, Carlton – NG4 1EA

Guide Price £400,000

DavidJames
the estate agent



16 Kensington Gardens

Carlton, Nottingham

Well-presented four bed modern detached home in peaceful cul-de-sac. Featuring two reception rooms, stylish kitchen, bathroom and en-suite with south-facing garden, integral garage and ample driveway!

Council Tax band: D

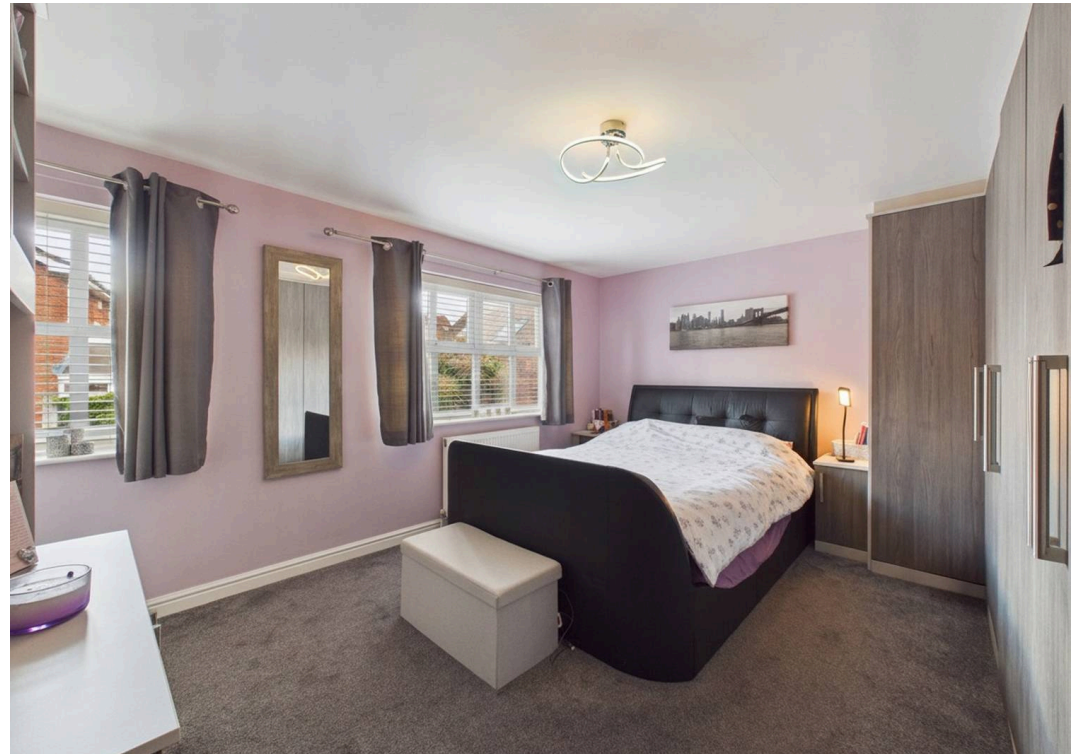
Tenure: Freehold

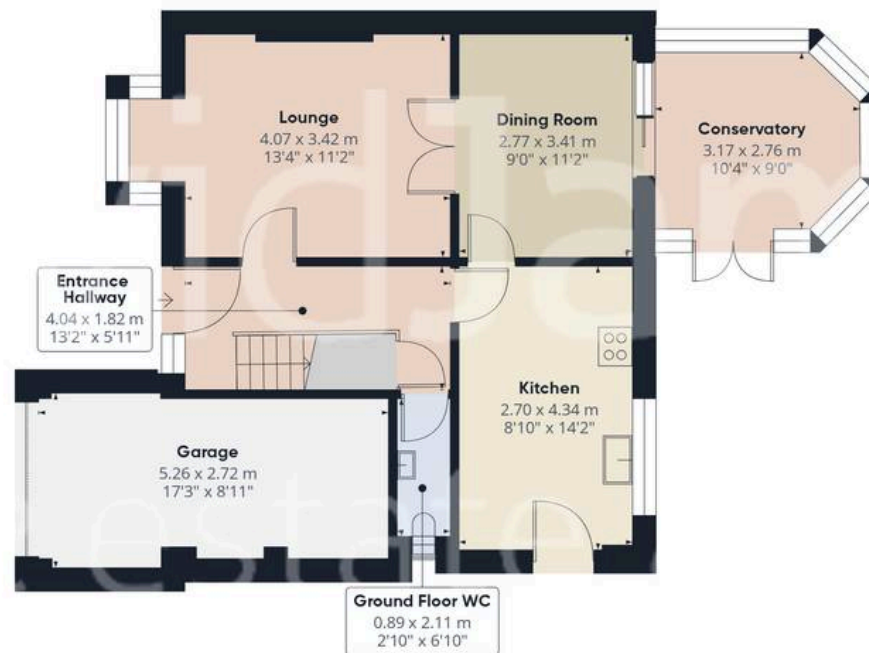
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented modern four-bedroom family detached home
- Peaceful cul-de-sac position occupying a generous corner plot
- Welcoming entrance hall with convenient ground floor WC
- Delightful lounge with bright box bay window and feature fire
- Charming separate dining room opening into a light filled conservatory
- Stylish shaker style kitchen with a range of integrated appliances
- Four well-proportioned first floor bedrooms
- Generous main bedroom with a range of fitted wardrobes
- Modern bathroom and separate stylish en-suite shower room
- South-facing rear garden with generous driveway and integral garage





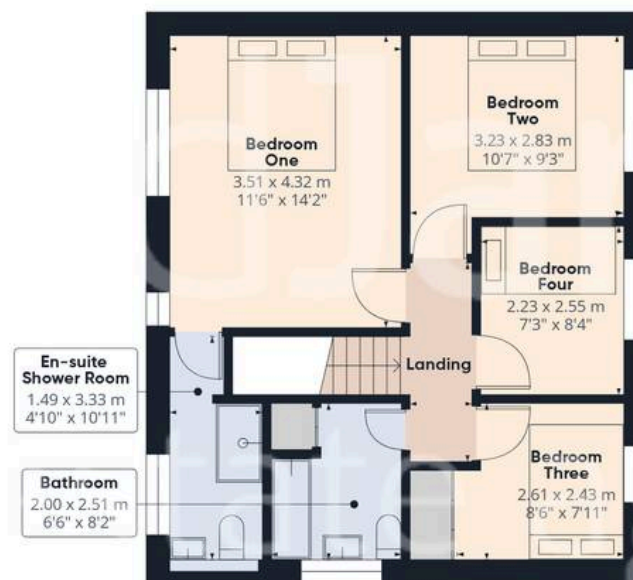


Floor 0

Approximate total area⁽¹⁾

120.2 m²

1294 ft²



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

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.