

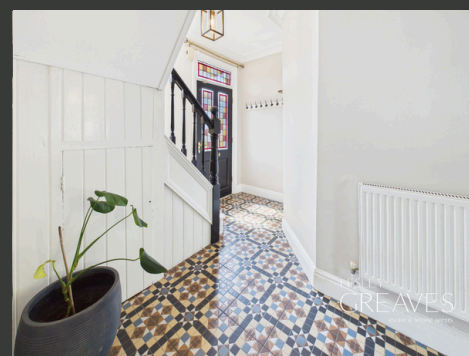


£325,000

OFFERS OVER

ELM DRIVE
CARLTON

- MODERN KITCHEN/DINER
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- DRIVEWAY
- CLOSE TO AMENITIES
- EPC E



Beautifully Presented Family Home with Open-Plan Kitchen/Diner

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, COMBINING CHARMING PERIOD FEATURES WITH STYLISH MODERN LIVING. SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION WITH EXCELLENT LOCAL AMENITIES AND CONVENIENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE, THIS ATTRACTIVE HOME OFFERS GENEROUS ACCOMMODATION THROUGHOUT. RETAINING CHARACTER, INCLUDING DECORATIVE FIREPLACES AND HIGH CEILINGS,

THE WELCOMING ENTRANCE HALL CREATES AN IMMEDIATE IMPRESSION, FEATURING ATTRACTIVE VICTORIAN-STYLE PATTERNED TILED FLOORING AND A STAIRCASE RISING TO THE FIRST FLOOR.

TO THE FRONT OF THE PROPERTY IS A BRIGHT AND ELEGANT LIVING ROOM, CENTRED AROUND A STUNNING DECORATIVE FIREPLACE AND A LARGE BAY WINDOW THAT FILLS THE ROOM WITH NATURAL LIGHT.

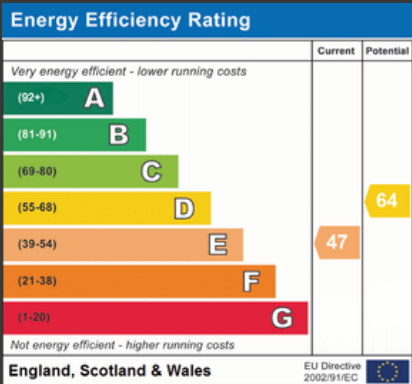
TO THE REAR, A SUPERB OPEN-PLAN KITCHEN AND DINING SPACE PROVIDES THE PERFECT SETTING FOR MODERN FAMILY LIVING AND ENTERTAINING. THE DINING AREA FEATURES A FURTHER DECORATIVE FIREPLACE, WHILE THE KITCHEN IS FITTED WITH A RANGE OF BASE UNITS, COMPLEMENTARY WORK SURFACES AND A USEFUL STORAGE CUPBOARD. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, SEAMLESSLY CONNECTING INDOOR AND OUTDOOR LIVING.

THE FIRST FLOOR IS REACHED VIA A BRIGHT AND AIRY LANDING, ENHANCED BY A CHARMING STAINED-GLASS WINDOW. FROM HERE, THERE ARE THREE WELL-PROPORTIONED BEDROOMS AND A STYLISH FAMILY BATHROOM, FITTED WITH A CONTEMPORARY SUITE AND BENEFITING FROM A SEPARATE SHOWER.

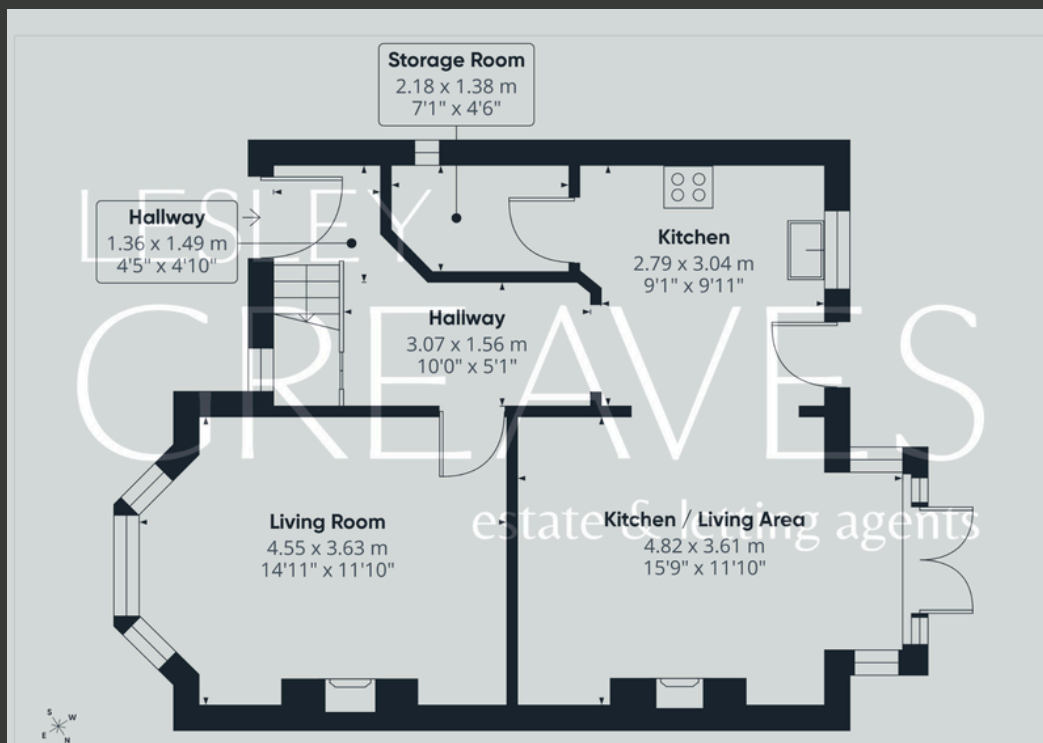
EXTERNALLY, THE PROPERTY ENJOYS A GENEROUS, LOW-MAINTENANCE REAR GARDEN. A LARGE PAVED PATIO SITS DIRECTLY BEHIND THE HOUSE, PROVIDING AN EXCELLENT SPACE FOR OUTDOOR DINING AND ENTERTAINING, AND LEADS TO A FURTHER LAWNED GARDEN, CREATING A PLEASANT OUTDOOR SPACE TO RELAX AND ENJOY. THE GARDEN ALSO BENEFITS FROM USEFUL OUTHouses, OFFERING EXCELLENT ADDITIONAL STORAGE. TO THE FRONT OF THE PROPERTY, A DRIVEWAY PROVIDES OFF-ROAD PARKING.

THIS ATTRACTIVE HOME PERFECTLY BLENDS PERIOD CHARACTER WITH CONTEMPORARY LIVING AND WOULD MAKE AN IDEAL PURCHASE FOR FAMILIES, FIRST-TIME BUYERS AND PROFESSIONALS ALIKE.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 103 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk