



Highfield Drive  
Carlton, Nottingham NG4 1PR

SPACIOUS TWO BEDROOM SEMI-  
DETACHED HOME

**£210,000 Freehold**



Set within a quiet and popular family area, this well-presented semi-detached home on Highfield Drive offers generous living space, a large garden, and excellent access to local amenities. Carlton's bustling high street, local schools, pubs, and convenient transport links to Nottingham city centre are all within easy reach, making this an ideal choice for couples, families, or first-time buyers.

To the front, the property benefits from a driveway and attached garage, which includes front and rear access, allowing easy passage through to the garden.

Inside, the entrance hall leads into a bright and welcoming lounge featuring a bay window and wall-mounted television. To the rear, the property has been extended to create a spacious kitchen diner, offering garden views and direct access outside via a rear door. From here, you'll also find a downstairs W/C for added convenience.

Upstairs, there are two generous double bedrooms, with Bedroom 1 benefiting from fitted storage, while the landing features a storage cupboard providing additional practicality. A family bathroom completes the first-floor layout. The home was originally designed as a three-bedroom property, with two rooms now combined to create a larger main bedroom — a layout that could easily be reversed if desired.

Outside, the rear garden is extensive and private, beginning with a patio area ideal for outdoor dining before leading up to a large, mature lawn that extends far from the house, offering a peaceful and family-friendly outdoor space.

Combining comfort, versatility, and a desirable location, this lovely home is perfect for those seeking space and convenience in the heart of Carlton.



### Entrance Hallway

Entrance door leading into the hallway, doors leading off to:

### Lounge

Coving to the ceiling, carpeted flooring, UPVC double glazed bay window to the front elevation, electric fire, wall mounted radiator, door leading to the kitchen diner.

### Kitchen Diner

13'8" x 14'1" approx (4.190 x 4.303 approx)

Tiled flooring, wall mounted radiator, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated fridge freezer, oven, extractor hood, four ring gas hob, washing machine, UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the garden, door leading to the downstairs WC.

### Downstairs WC

5'0" x 2'7" approx (1.528 x 0.803 approx)

Laminate flooring, WC, heated towel rail, wash hand basin, understairs storage cupboard

### Garage

24'10" x 10'9" approx (7.586 x 3.298 approx)

Up and over door to the front elevation, door leading to the garden.

### First Floor Landing

Wall mounted radiator, storage cupboard, carpeted flooring, access to the loft.

### Loft

Housing the boiler.

### Bedroom One

16'11" x 7'0" approx (5.172 x 2.136 approx)

Carpeted flooring, two UPVC double glazed windows to the front elevation, wall mounted radiator, built-in storage.

### Bedroom Two

8'7" x 10'5" approx (2.617 x 3.199 approx )

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage.

### Shower Room

4'10" x 5'10" approx (1.495 x 1.803 approx)

Shower enclosure with shower, WC, wash hand basin, heated towel rail, tiled splashbacks, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, patio area.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio areas, leading to a lawned area and further patio to the rear, greenhouse, access to the garage.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

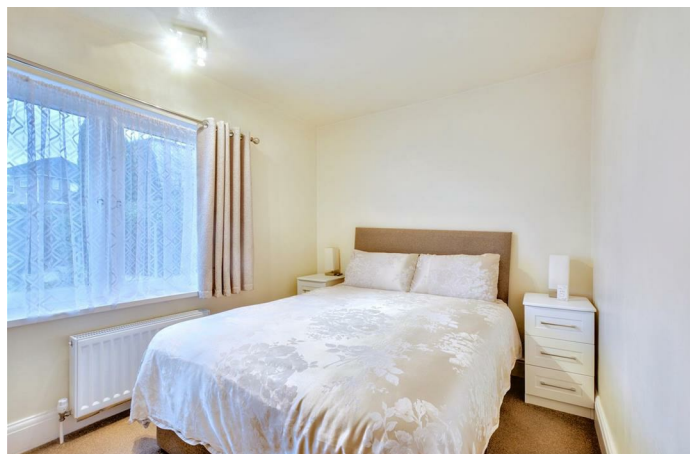
Flood Risk: No flooding in the past 5 years

Flood Defences: No

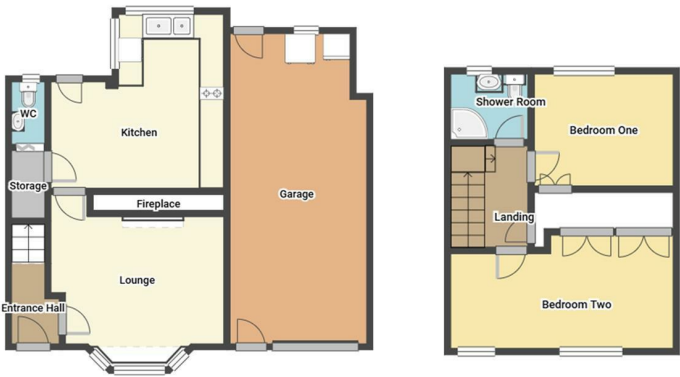
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.