



254 Westdale Lane, Carlton – NG4 4FW

Guide Price **£265,000**





254 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £265,000–£275,000 Extended 2 bed detached boasting an open plan dining kitchen, lounge with cinema screen, low-maintenance garden with a sunken hot tub and a drive with EV charger!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended detached house
- Ideal for those looking to entertain, downsizers or first-time buyers seeking a ready-made home
- Highly sought after Westdale Lane location with easy access to Mapperley's nearby amenities and frequent bus services
- Bright and inviting lounge with a feature projector and remote cinema screen
- Stunning open plan dining kitchen with bi-fold doors and integrated appliances
- Convenient ground floor WC and utility/store cupboard
- Two well-proportioned first floor bedrooms with the potential to reconfigure subject to the correct permissions
- Modern bathroom with with a four-piece suite (including a separate shower enclosure)
- Wonderful low-maintenance garden with decking, sunken hot tub and feature lighting
- Driveway with tethered EV charging provides off-street parking



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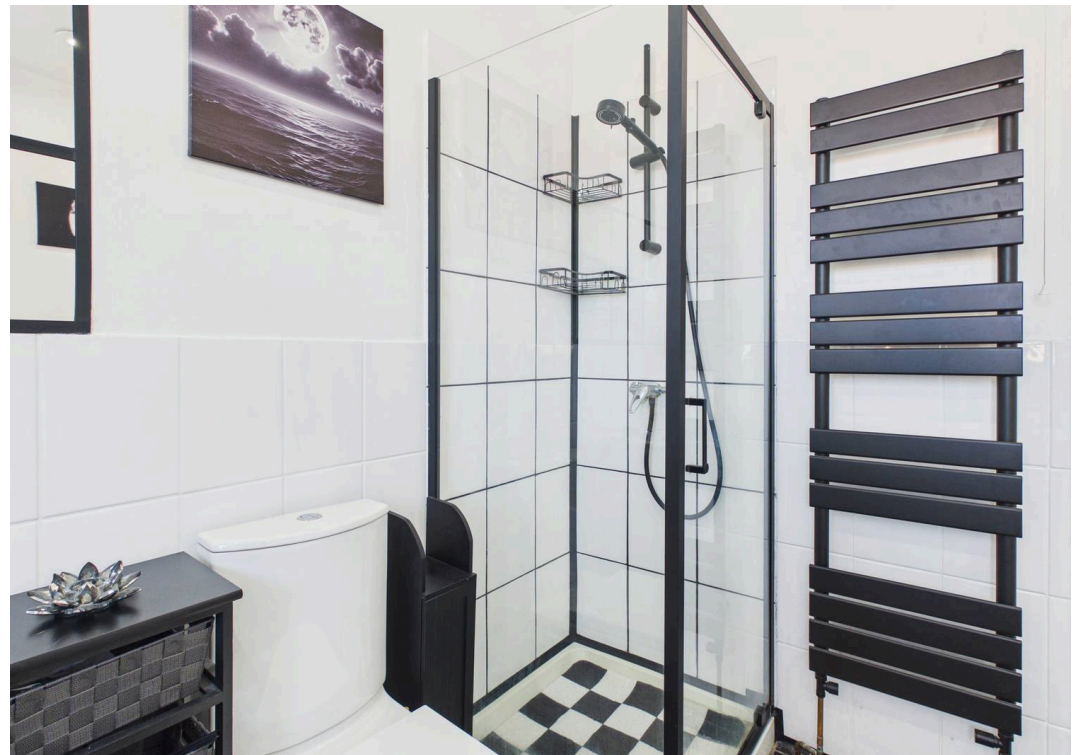
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Floor 0

Approximate total area⁽¹⁾
66.6 m²
716 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.



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