



168 Carlton Hill, Carlton – NG4 1FN

Guide Price **£315,000**

DavidJames
the estate agent



168 Carlton Hill

Carlton, Nottingham

Beautifully renovated and characterful semi-detached 3 bed period home located off a private driveway. Ideal for families, in walking distance of Carlton's amenities, schools & bus links! A must-view!

Council Tax band: B

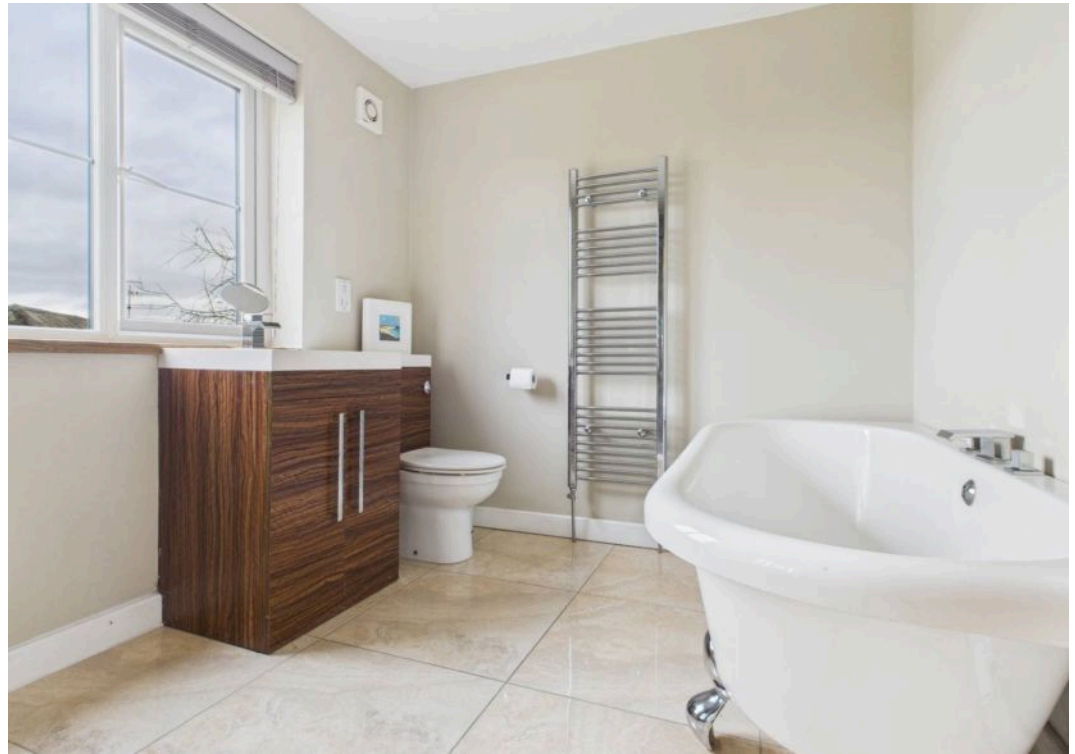
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Charming semi-detached three-bedroom period home tucked away off a private driveway on Celia Drive
- Beautifully restored by the current owners, rich in character yet thoughtfully enhanced for modern living
- In walking distance of Carlton's extensive amenities, schools and bus links into the City Centre
- Stunning L-shaped dining kitchen with cream kitchen units, breakfast bar and integrated appliances
- Cosy lounge featuring a wood burning stove
- Three well-presented double bedrooms (including main bedroom with useful storage cupboard)
- Stylish modern family bathroom with roll-top back to wall bath, separate shower enclosure and vanity basin
- Wrap around gardens to three sides with low maintenance front garden
- Good-sized rear garden with decked seating/dining areas, covered pergola, lawn and patio
- Two good-sized outbuilding, carport and tandem driveway providing ample off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

82.6 m²

889 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.

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