



54 Campbell Drive, Carlton – NG4 1RD

Guide Price **£220,000**

DavidJames
the estate agent



54 Campbell Drive

Carlton, Nottingham

3 bed semi-detached home with 2 reception spaces, kitchen and bathroom alongside a southerly-facing garden, drive and garage. Close to local amenities, schools and buses! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached family home with far-reaching elevated views
- Offered to the market with no upward chain
- Within easy reach of Carlton Hill's amenities, popular schools, buses and public green spaces
- Dual-aspect lounge with a feature fireplace
- Versatile sitting/dining room with patio doors onto the rear garden
- Modern kitchen with white high-gloss units, black marble-effect worktops and integrated appliances
- Three first-floor bedrooms (including two generous double bedrooms)
- Family bathroom with white three-piece suite and a Triton over-bath shower
- Southerly-facing garden featuring patio, decking and lawn with mature planting and fencing for privacy
- Garage and driveway offering secure parking and useful storage options





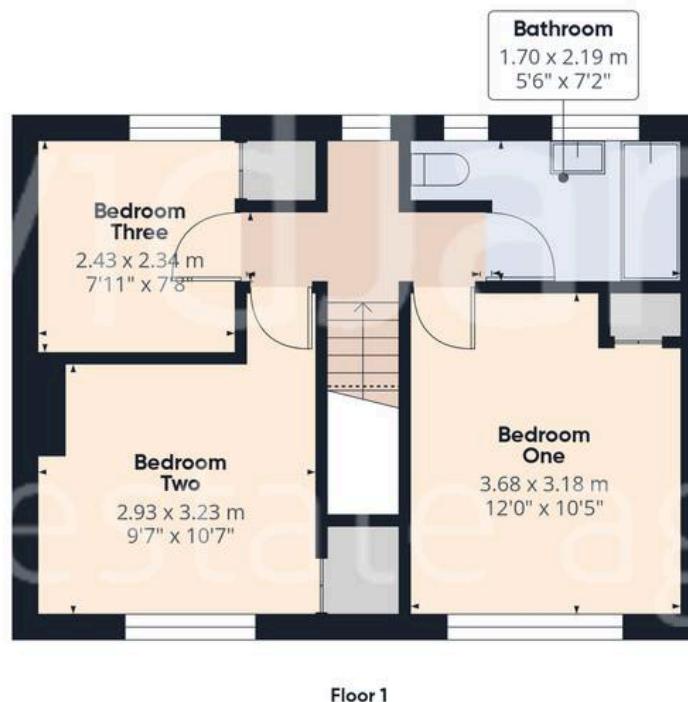




Approximate total area⁽¹⁾

72.6 m²
781 ft²

Reduced headroom
0.6 m²
6 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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