



LESLEY  
GREAVES  
estate & letting agents



# £375,000

OFFERS OVER

GREEN APPROACH  
CARLTON

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN LIVING/KITCHEN
- GROUND FLOOR UTILITY & WC
- CLOSE TO AMENITIES
- EPC C



## Four-Bedroom Detached Family Home in a Secluded Cul-de-Sac

LESLEY GREAVES ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY MAINTAINED FOUR-BEDROOM DETACHED FAMILY HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT AND PERFECTLY SUITED TO BUYERS LOOKING TO MOVE STRAIGHT IN. TUCKED AWAY WITHIN A SECLUDED CUL-DE-SAC, THE PROPERTY ENJOYS A HIGHLY DESIRABLE AND CONVENIENT LOCATION CLOSE TO LOCAL SHOPS, EXCELLENT SCHOOLS AND TRANSPORT LINKS.

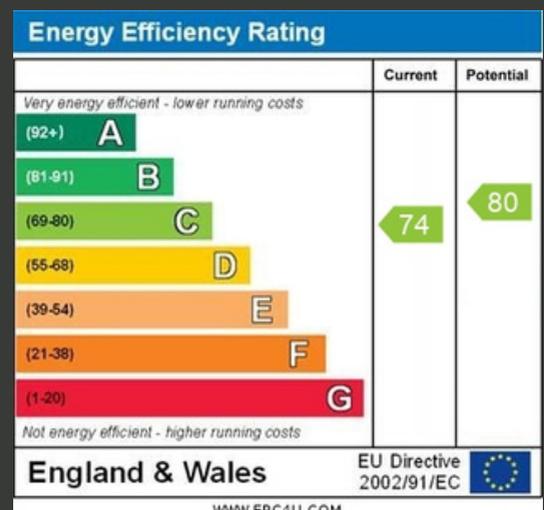
DESIGNED WITH MODERN FAMILY LIVING IN MIND, THE HEART OF THE HOME IS THE IMPRESSIVE OPEN-PLAN LIVING, DINING AND KITCHEN AREA A BRIGHT AND SOCIABLE SPACE IDEAL FOR BOTH EVERYDAY LIFE AND ENTERTAINING. THE CONTEMPORARY KITCHEN IS WELL-EQUIPPED WITH INTEGRATED APPLIANCES INCLUDING A DISHWASHER AND WASHING MACHINE, COMPLEMENTED BY A SEPARATE UTILITY AREA AND A CONVENIENTLY POSITIONED DOWNSTAIRS WC. PATIO DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN INDOOR AND OUTDOOR LIVING.

UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A GENEROUS MASTER BEDROOM FEATURING A STYLISH EN-SUITE SHOWER ROOM. THE REMAINING BEDROOMS ARE SERVED BY A MODERN FAMILY SHOWER ROOM.

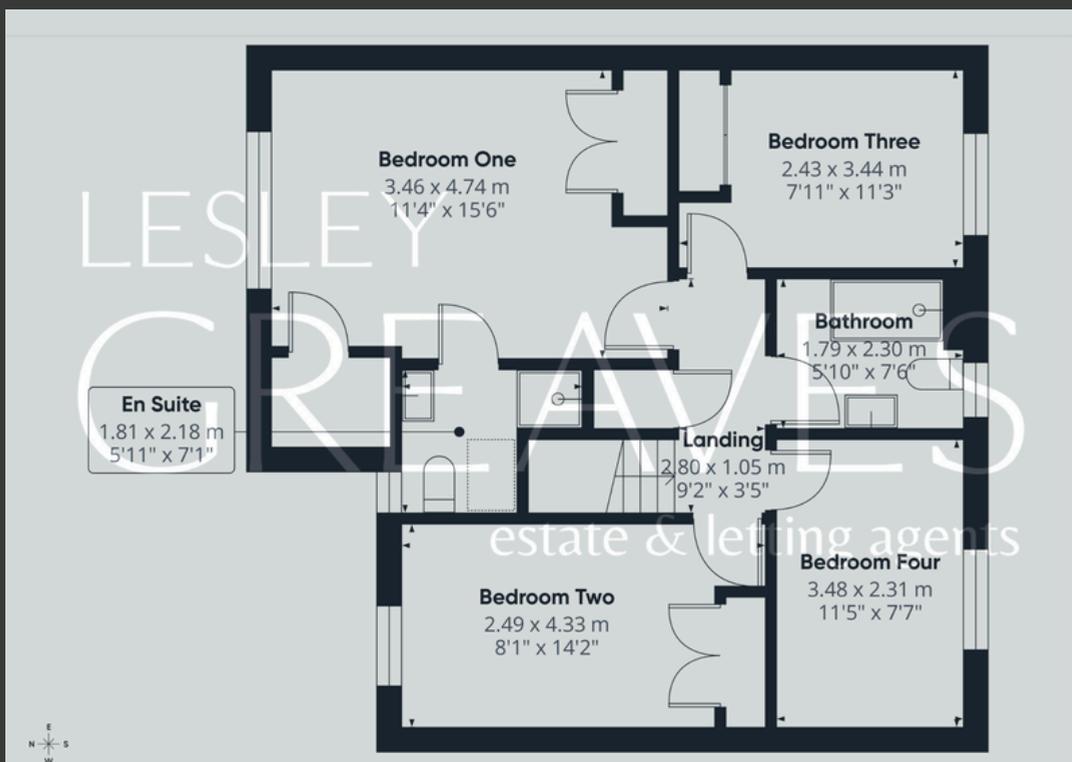
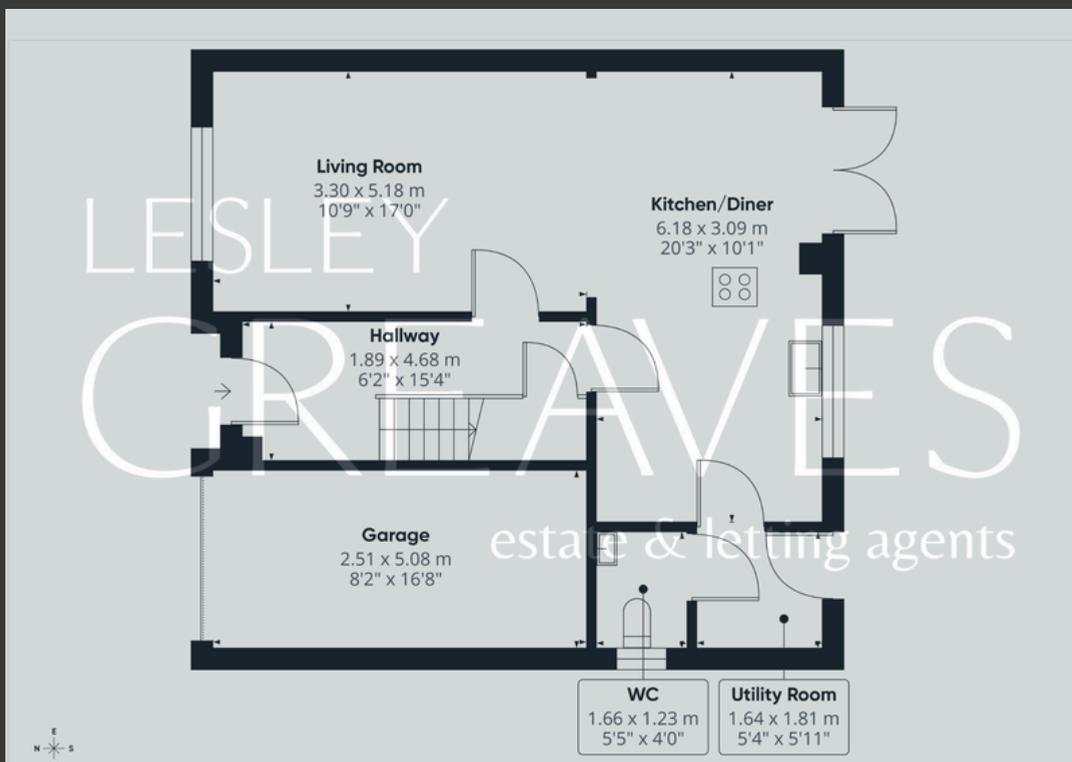
EXTERNALLY, THE HOME CONTINUES TO IMPRESS WITH A BEAUTIFULLY MAINTAINED REAR GARDEN, IDEAL FOR ENTERTAINING, FAMILY TIME, OR RELAXING DURING THE WARMER MONTHS. TO THE FRONT, THE PROPERTY BENEFITS FROM DRIVEWAY PARKING AND AN INTEGRATED SINGLE GARAGE, PROVIDING SECURE PARKING AND ADDITIONAL STORAGE.

THIS IS AN OUTSTANDING OPPORTUNITY TO SECURE A HIGH-QUALITY FAMILY HOME IN A SOUGHT-AFTER LOCATION AND EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 113 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.

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