



£220,000

GUIDE PRICE

YVONNE CRESCENT
CARLTON

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- CONSERVATORY
- DRIVEWAY
- POPULAR LOCATION
- EPC D





Three-Bedroom Semi-Detached Home in a Popular Residential Location

SITUATED WITHIN EASY WALKING DISTANCE OF CARLTON TOWN CENTRE, THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IS AN IDEAL PURCHASE FOR FIRST-TIME BUYERS, GROWING FAMILIES AND PROFESSIONALS ALIKE. WITH A WIDE RANGE OF SHOPS, CAFÉS, RESTAURANTS AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE CLOSE BY, TOGETHER WITH WELL-REGARDED SCHOOLS,

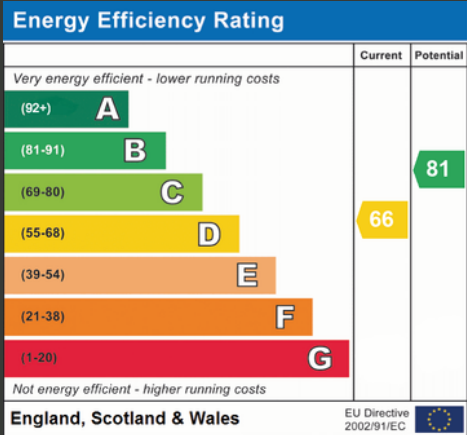
THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALLWAY, LEADING INTO THE SPACIOUS LIVING ROOM, WHICH PROVIDES A COMFORTABLE SETTING FOR RELAXING, WITH DOORS OPENING INTO THE CONSERVATORY. THE CONSERVATORY OFFERS A VERSATILE ADDITIONAL RECEPTION AREA, IDEAL AS A DINING ROOM, FAMILY ROOM OR HOME OFFICE, WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN. THE MODERN FITTED KITCHEN OFFERS AN EXCELLENT RANGE OF UNITS, GENEROUS WORKTOP SPACE, AMPLE ROOM FOR DINING AND SPACE FOR FREESTANDING APPLIANCES.

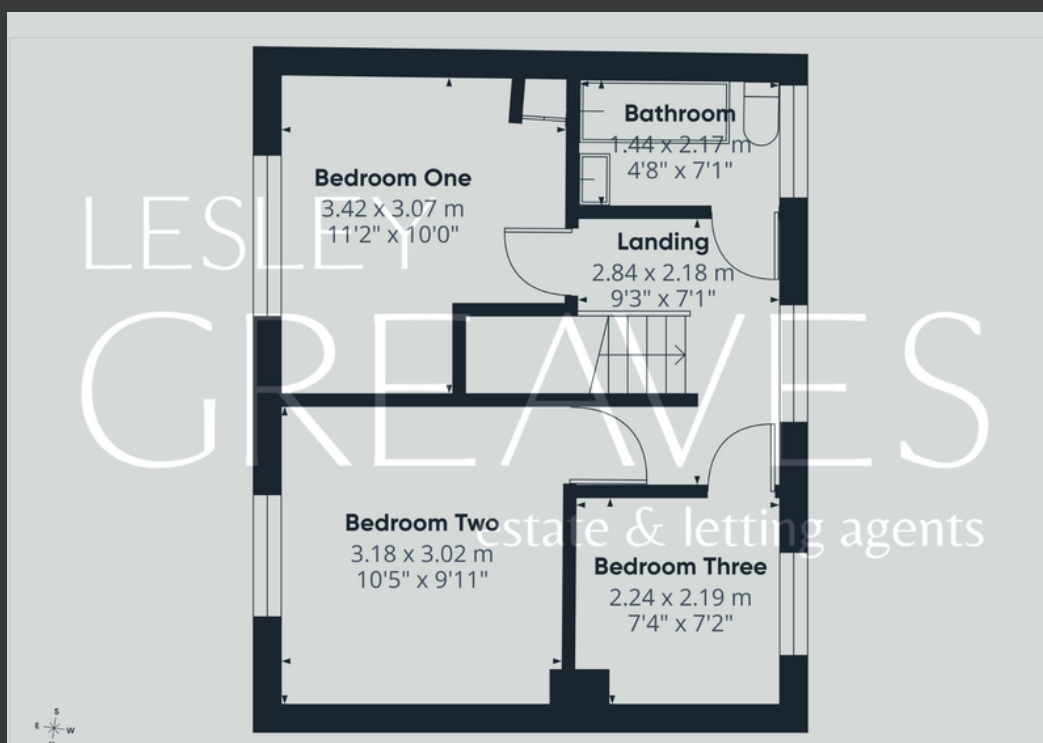
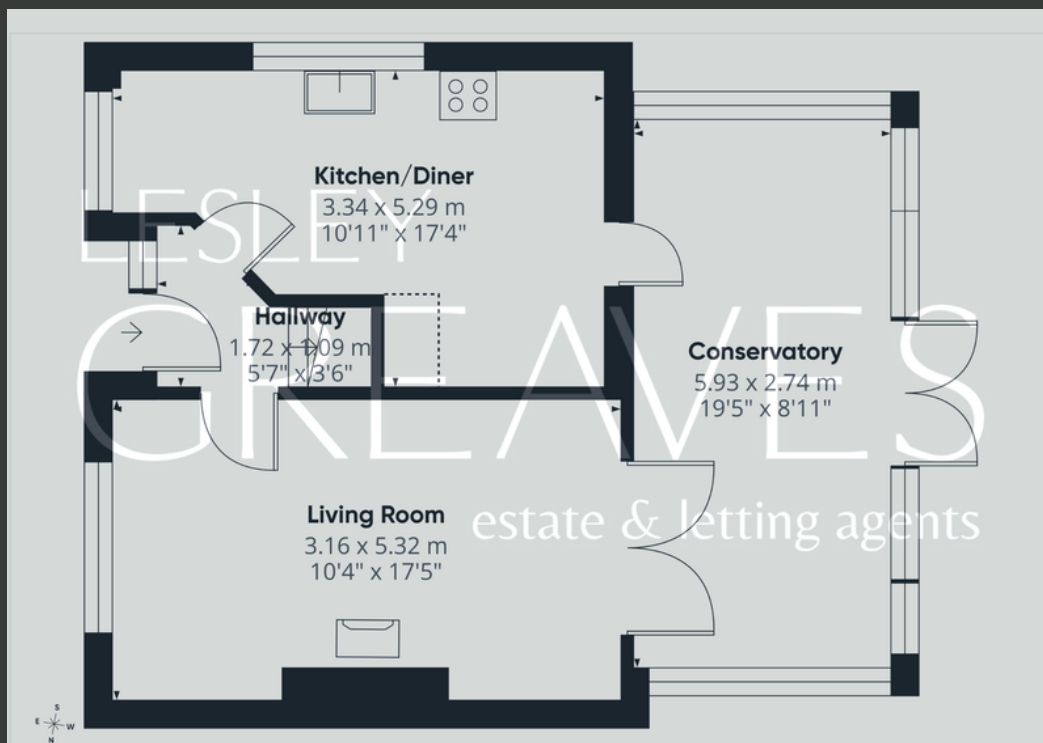
UPSTAIRS, THE FIRST FLOOR OFFERS TWO GENEROUS DOUBLE BEDROOMS, A WELL-PROPORTIONED SINGLE BEDROOM AND A CONTEMPORARY THREE-PIECE FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM A BLOCK-PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO VEHICLES, WITH GATED SIDE ACCESS LEADING TO THE ENCLOSED REAR GARDEN. MAINLY LAID TO LAWN WITH A DECKED SEATING AREA, THE GARDEN PROVIDES AN IDEAL SPACE FOR OUTDOOR DINING, ENTERTAINING OR SIMPLY RELAXING.

A MAINTAINED HOME IN A HIGHLY CONVENIENT LOCATION EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 70 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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