



41 Gedling Road, Carlton – NG4 3FD

Guide Price **£425,000 – £450,000**

DavidJames
the estate agent



41 Gedling Road

Carlton, Nottingham

GUIDE PRICE £425,000-£450,000 Glorious period four double bed semi-detached home featuring stunning dining kitchen, luxurious bathroom & en-suite with west-facing garden, garage & in-out driveway.

Council Tax band: B

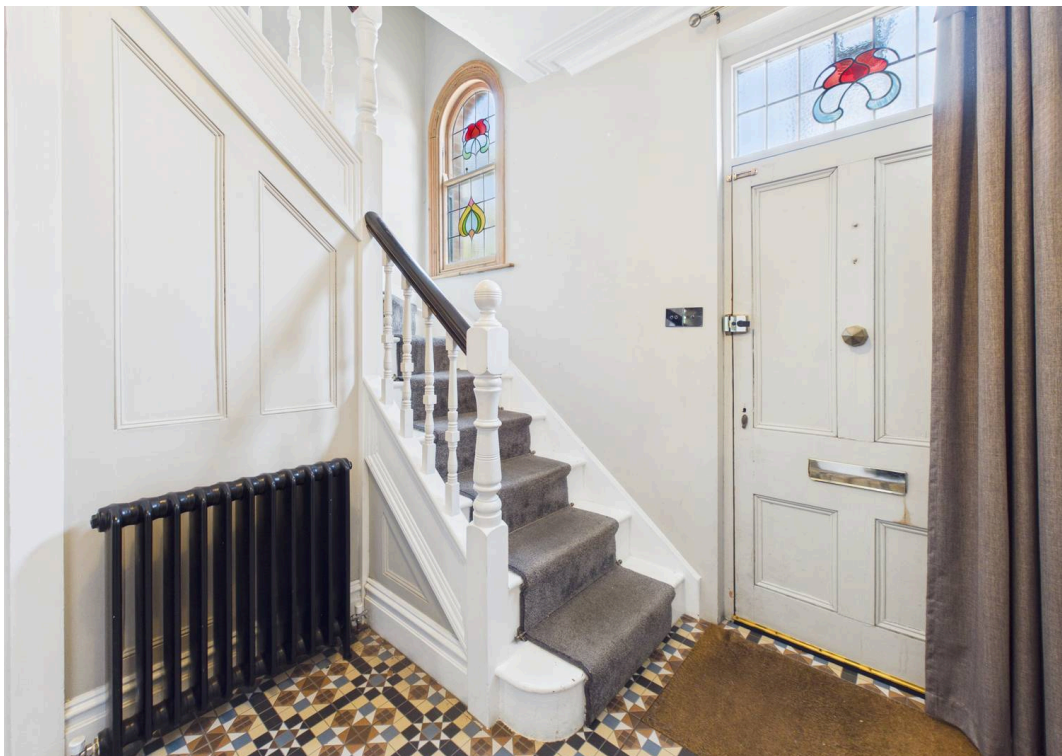
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Glorious semi-detached period home combining traditional character with modern touches
- Convenient location with shops, schools and bus links on the doorstep
- Perfect for families and offering generous accommodation throughout
- Stunning entrance hallway with a ground floor wet room
- Bright and spacious lounge with a large box bay window and working fireplace
- Superb dining kitchen with bespoke cabinetry, wood burning stove and French doors
- Four generously sized double bedrooms (including impressive en-suite main bedroom)
- Luxurious family bathroom with feature roll top bath and twin countertop basins
- West-facing enclosed garden with two paved patios, artificial lawn and outbuildings
- Integral garage and in-out driveway alongside a practical EV charger



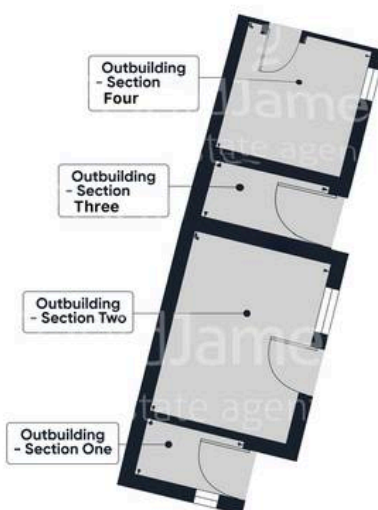




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

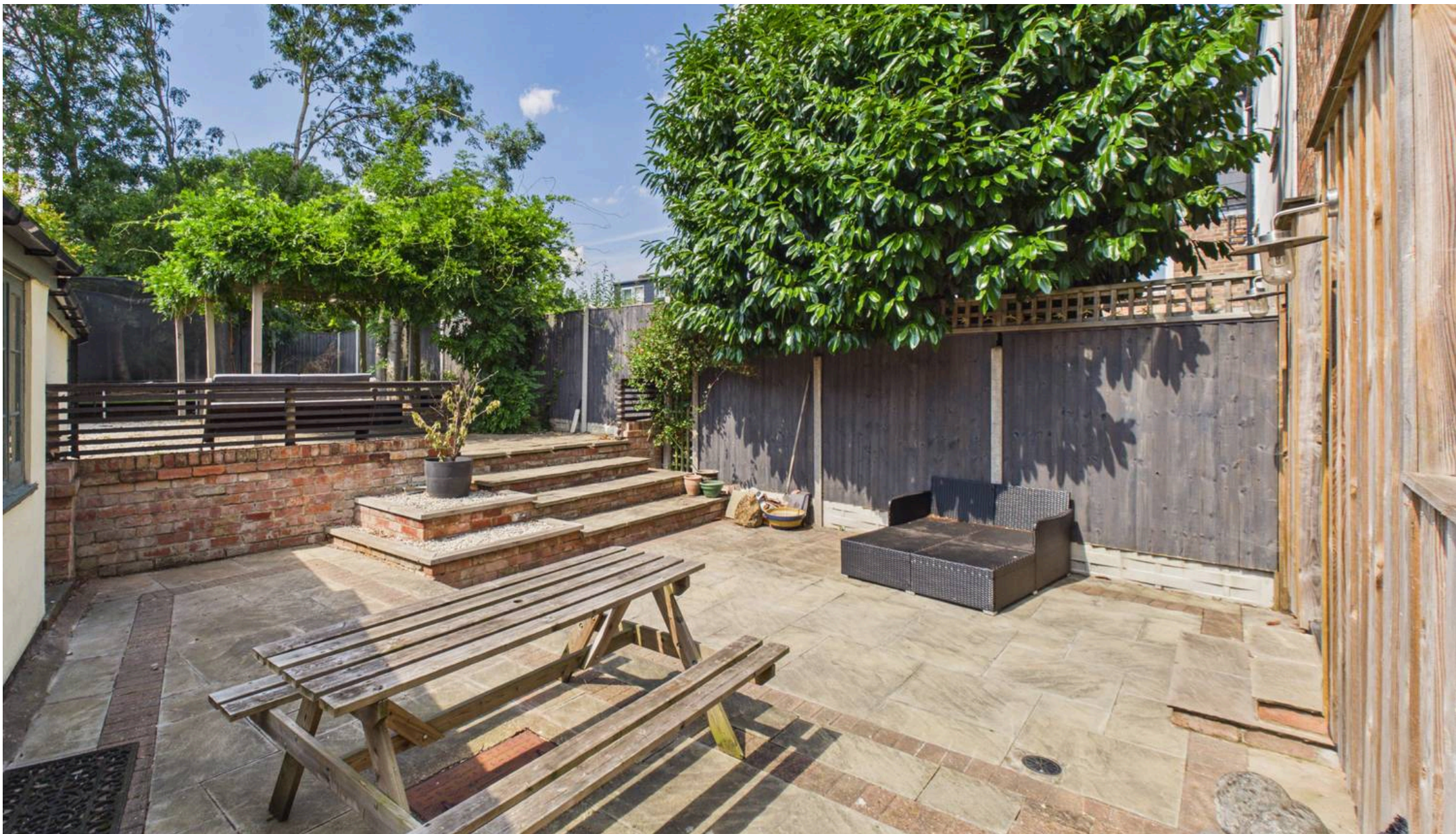
168.1 m²

1809 ft²

(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.

GIRAFFE360



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