



33 Kenia Close, Carlton – NG4 1SA

Guide Price **Guide Price £220,000 – £240,000**

DavidJames
the estate agent



33 Kenia Close

Carlton, Nottingham

GUIDE PRICE £220,000 - £240,000 Well-presented semi-detached home on a quiet cul-de-sac close to shops, schools and bus services. 2 spacious reception rooms, conservatory, 3 beds and off-street parking.

Council Tax band: B

Tenure: Freehold

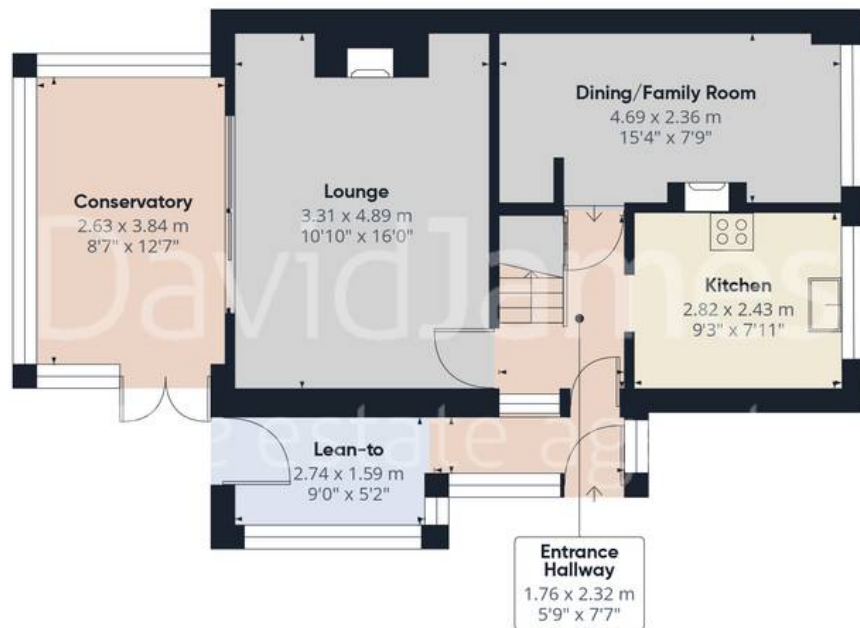
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached family house located on a quiet cul-de-sac
- Great location close to local shops, school and bus services
- Bright and spacious lounge with feature fireplace
- Fitted wood-effect kitchen with separate utility
- Separate versatile dining/family room with feature fireplace
- Light-filled conservatory with garden views for year-round enjoyment
- Three bedrooms (including two good-sized doubles bedrooms)
- Well-appointed shower room with a three-piece suite
- Good-sized low maintenance paved rear garden with detached garage
- Double width front and gated side driveway providing ample off-road parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

108.7 m²

1169 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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