



23 Westdale Lane, Carlton – NG4 3JF

Guide Price **£270,000**



23 Westdale Lane

Carlton, Nottingham

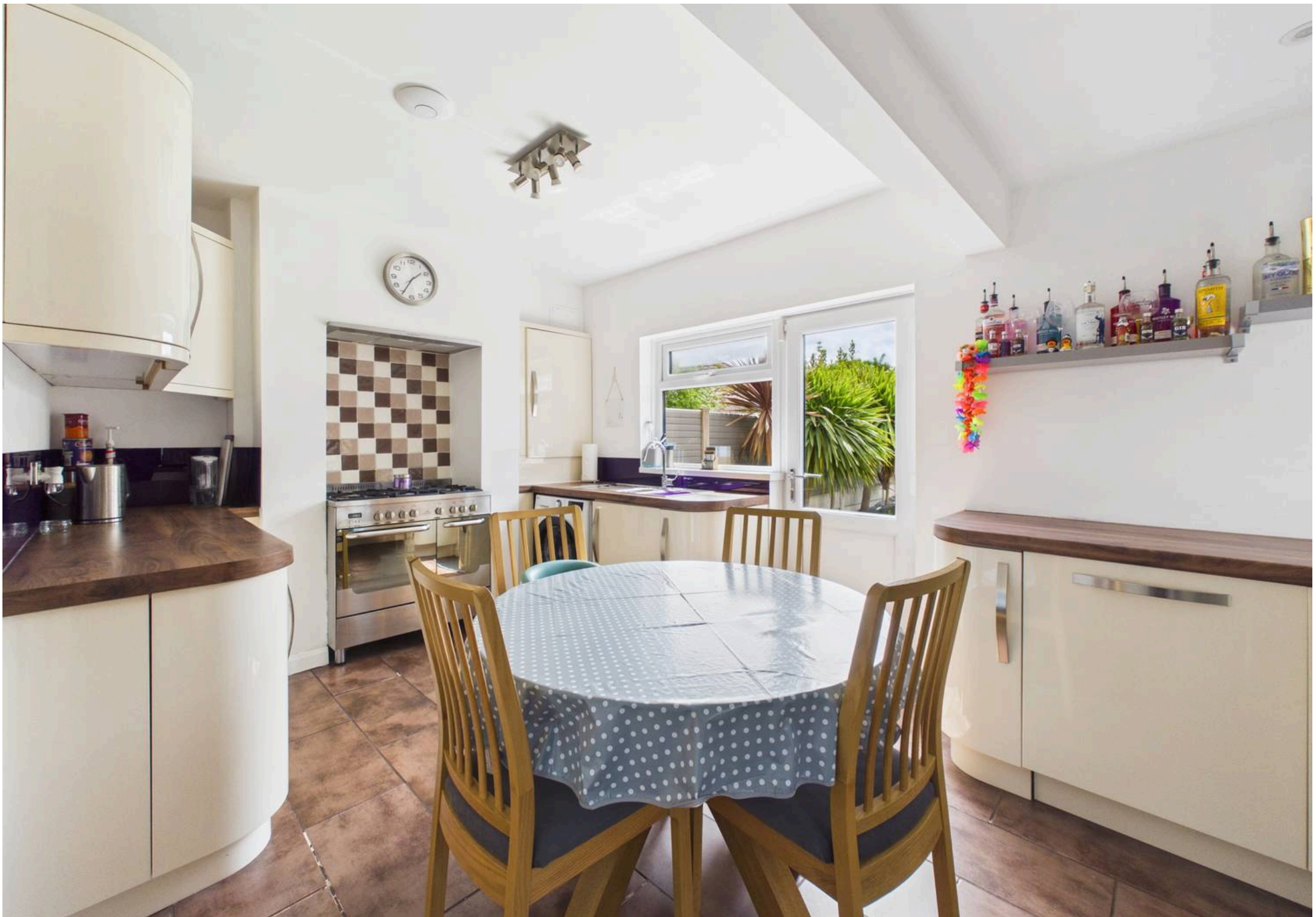
Guide price £270,000–£280,000. Semi-detached home with bay-fronted lounge, modern dining kitchen, three bedrooms, southerly garden alongside driveway and detached garage. Council Tax band: B

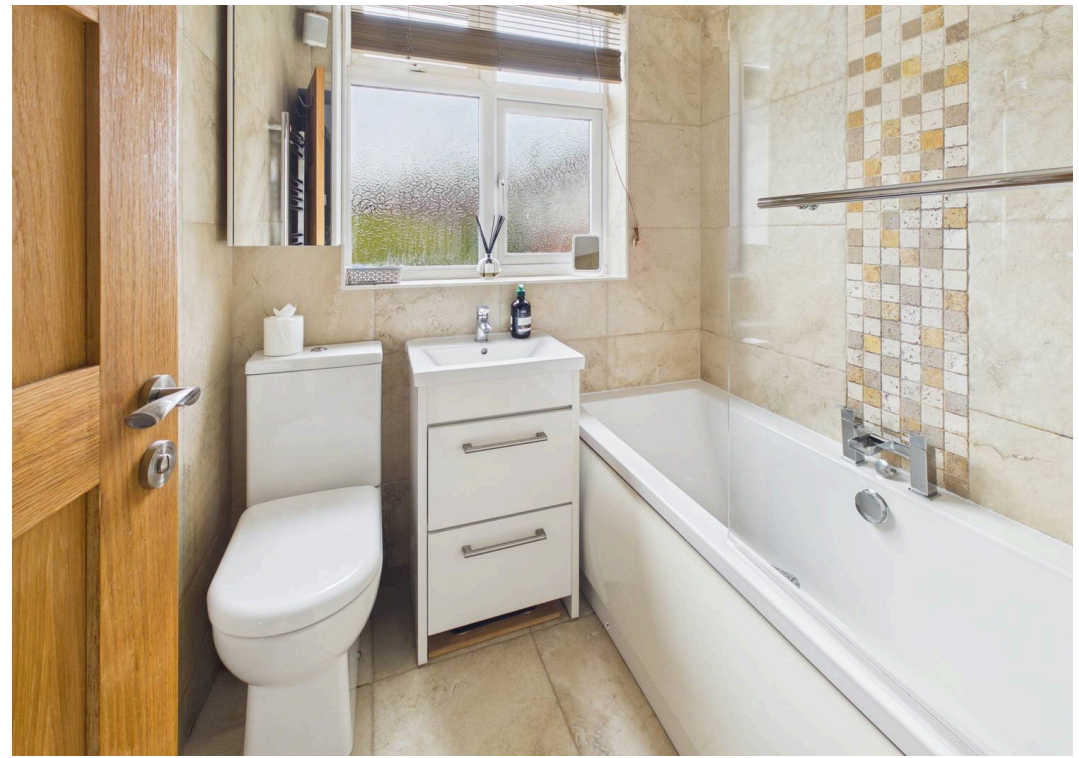
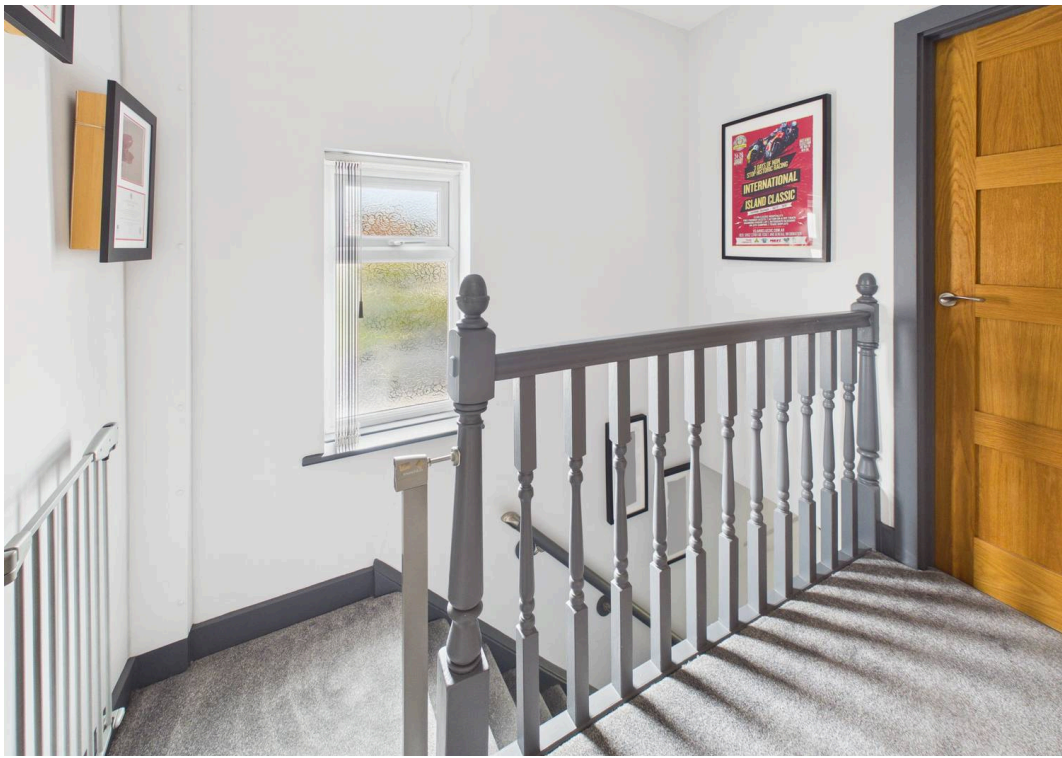
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

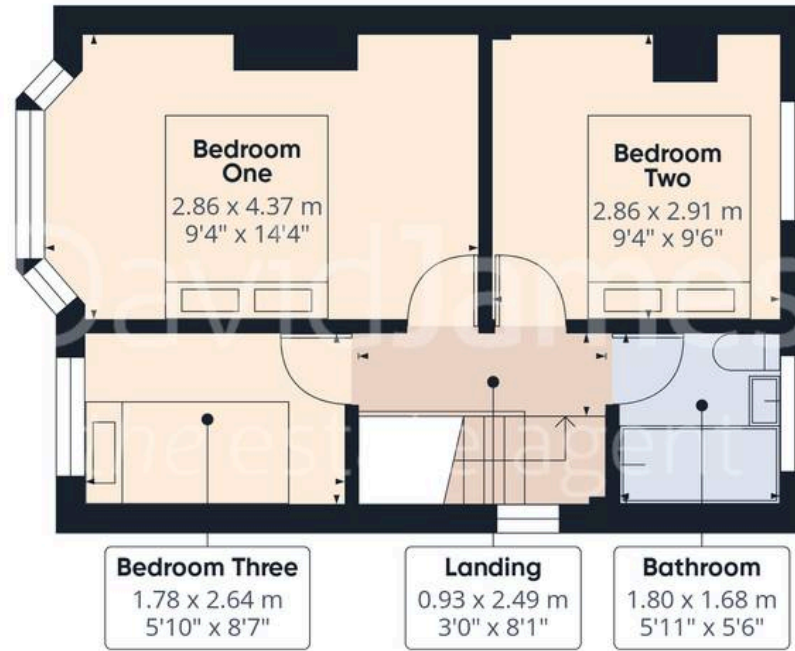
- Semi-detached home occupying a desirable corner plot
- Convenient location moments from shops and amenities
- Popular schools and frequent bus services within easy reach
- Bright and airy bay-fronted lounge with a feature electric fire
- Stylish dual-aspect kitchen with gloss units and space for dining
- Three well-proportioned first floor bedrooms
- Modern bathroom with feature tiling and a dual-head rainfall over-bath shower
- Gas central heating powered by a combination boiler
- Southerly-facing rear garden and a further side decked patio/entertaining space
- Detached garage and driveway providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

63.5 m²
684 ft²

Reduced headroom

0.4 m²
4 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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