



**58 Ernest Road, Carlton – NG4 1PY**

Guide Price **£435,000**





## 58 Ernest Road

Carlton, Nottingham

GUIDE PRICE £435,000 - £450,000 Detached family home, renovated throughout, rear extension, open-plan living dining kitchen, 3 bed, expansive garden, outbuilding, planning further for extension

Council Tax band: C

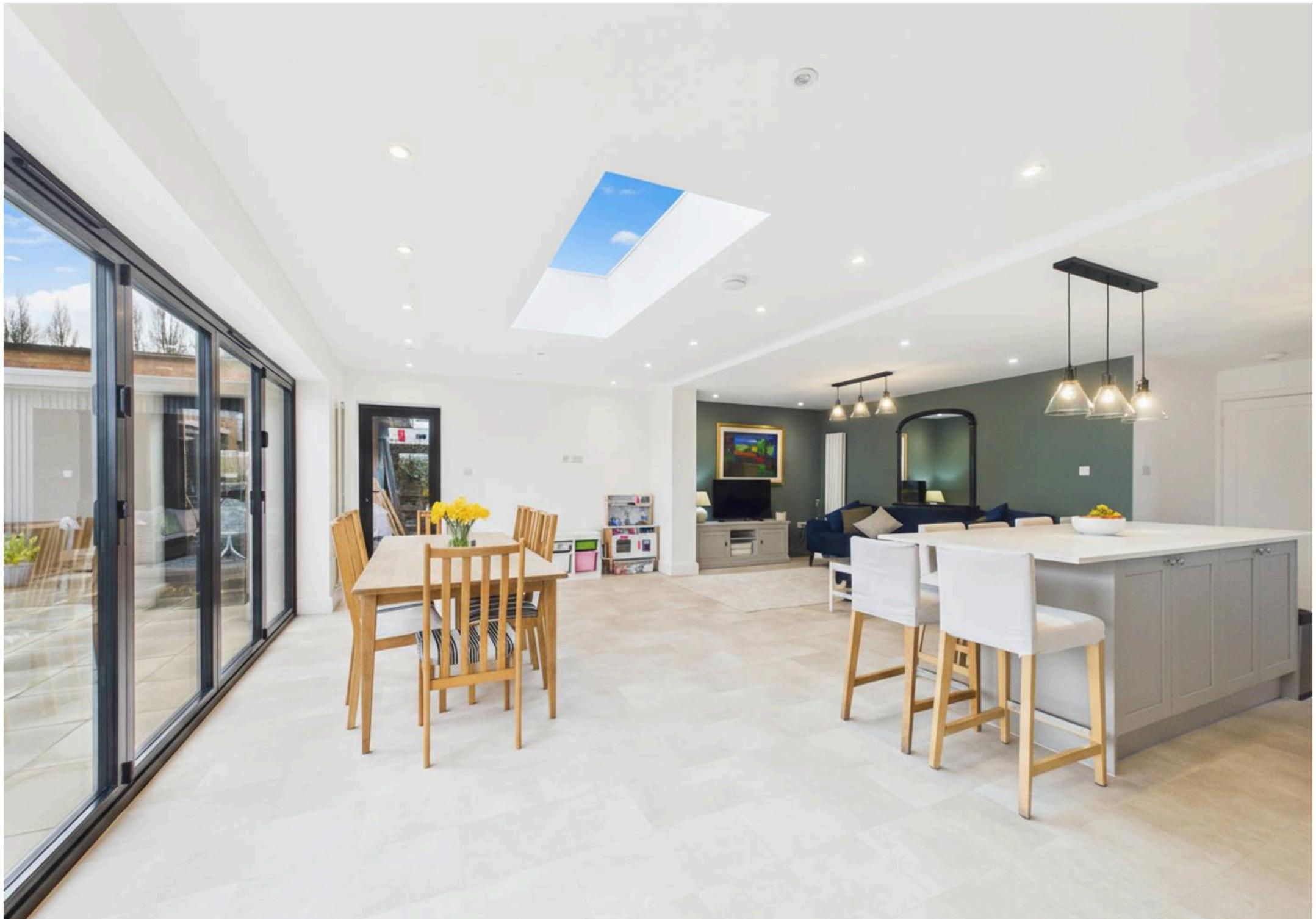
Tenure: Freehold

EPC Energy Efficiency Rating: C

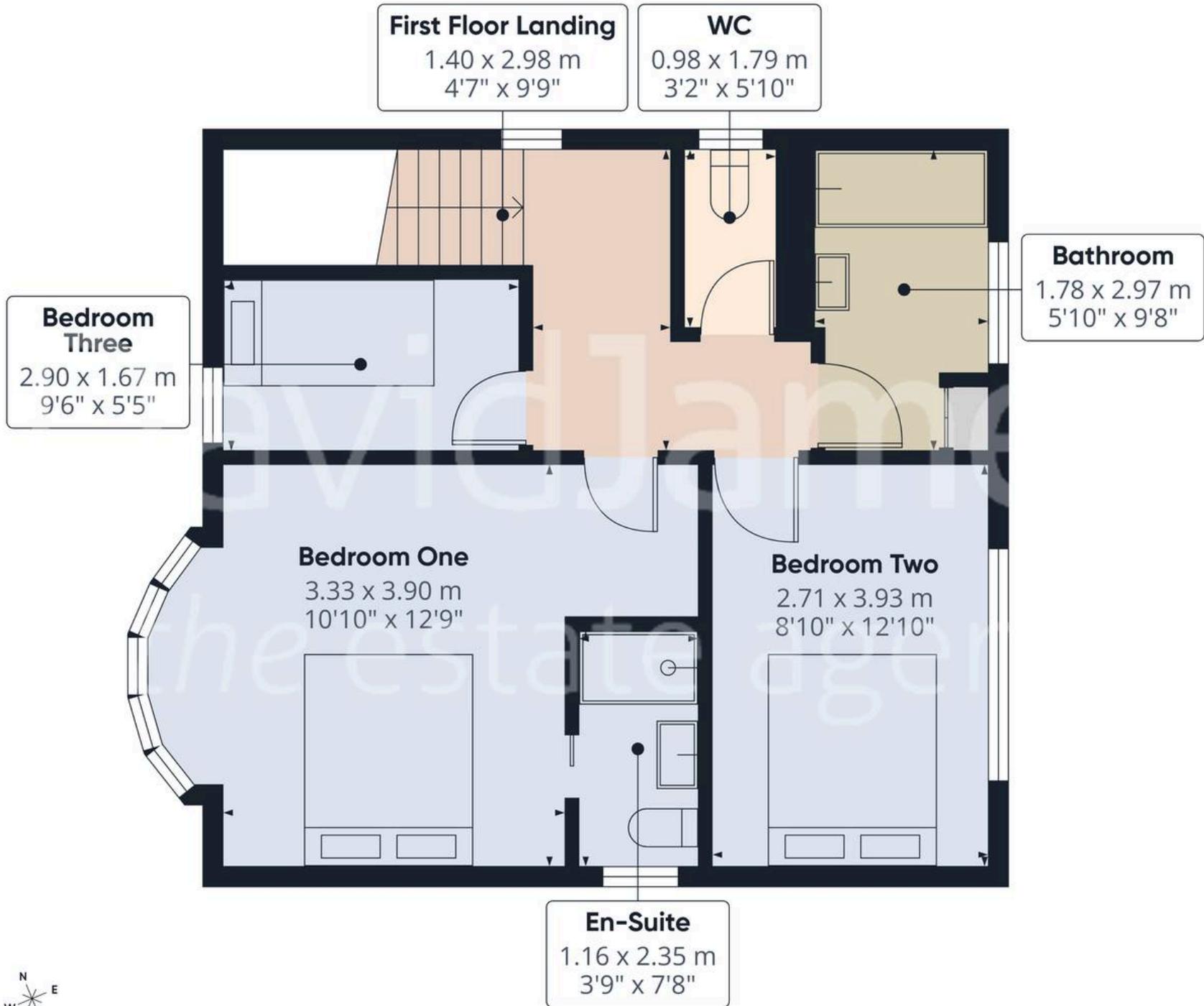
EPC Environmental Impact Rating:

- Detached, extended family home
- Inviting front lounge with bay window and feature fireplace
- Expansive open-plan living kitchen with clearly defined entertaining zones
- Bi-fold doors spanning almost the full width of the rear
- Contemporary kitchen with integrated appliances and breakfast island space
- Three bedrooms, principal bedroom benefiting from a stylish en-suite shower room
- Sleek family bathroom and two separate WC's for added convenience
- Tiered rear garden with raised terrace, lawn and mature planting
- Contemporary outbuilding offering flexible use, currently utilised as an office, with adjoining WC
- Detached garage and block-paved driveway









Approximate total area<sup>(1)</sup>

47.4 m<sup>2</sup>

509 ft<sup>2</sup>

(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



## David James Estate Agents

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