



1 Arthur Crescent, Carlton - NG4 1GA

Guide Price £230,000



1 Arthur Crescent

Carlton, Nottingham

GUIDE PRICE £230,000 - £240,000. Well presented home in peaceful cul-de-sac near amenities. Stylish interiors, modern breakfast-kitchen, spacious lounge, 3 bedrooms, stylish bathroom, landscaped rear garden with patio, lawn, and outbuildings.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well presented semi-detached house situated in a quiet cul-de-sac location
- Three bedrooms including two double bedrooms and a versatile third guest bedroom/home office
- Neutrally decorated lounge with wood finish flooring and contemporary feature fire
- Dual aspect breakfast kitchen with a range of white gloss units paired with granite worktops, integrated appliances and separate utility room
- Well appointed ground floor Wc for added convenience
- Modern first floor shower room/Wc with walk in shower cubicle and mains shower
- Established rear garden with patio area leading to lawn and mature planting, enclosed with modern fencing
- Large block paved driveway with gated access providing off road parking for multiple vehicles
- In walking distance of Carlton Hill's amenities and bus routes







Floor 0



Floor 1

Approximate total area¹⁰
76.27 m²
820.96 ft²

Reduced headroom
0.68 m²
7.33 ft²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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