



1 Greenhill Rise, Carlton – NG4 1BL

Guide Price £270,000 – £280,000

DavidJames
the estate agent



1 Greenhill Rise

Carlton, Nottingham

GUIDE PRICE £270,000-£280,000 Well-presented detached two bedroom home close to shops & bus links to the city! Two reception rooms, breakfast kitchen, delightful west-facing garden & ample driveway!

Council Tax band: A

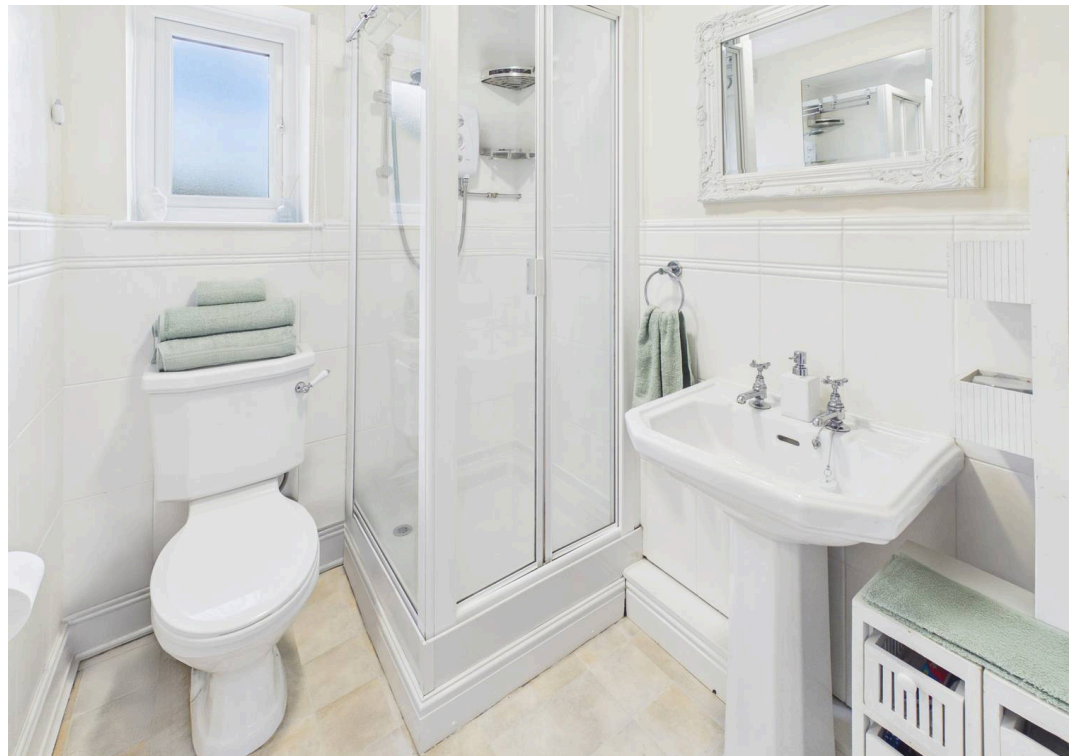
Tenure: Freehold

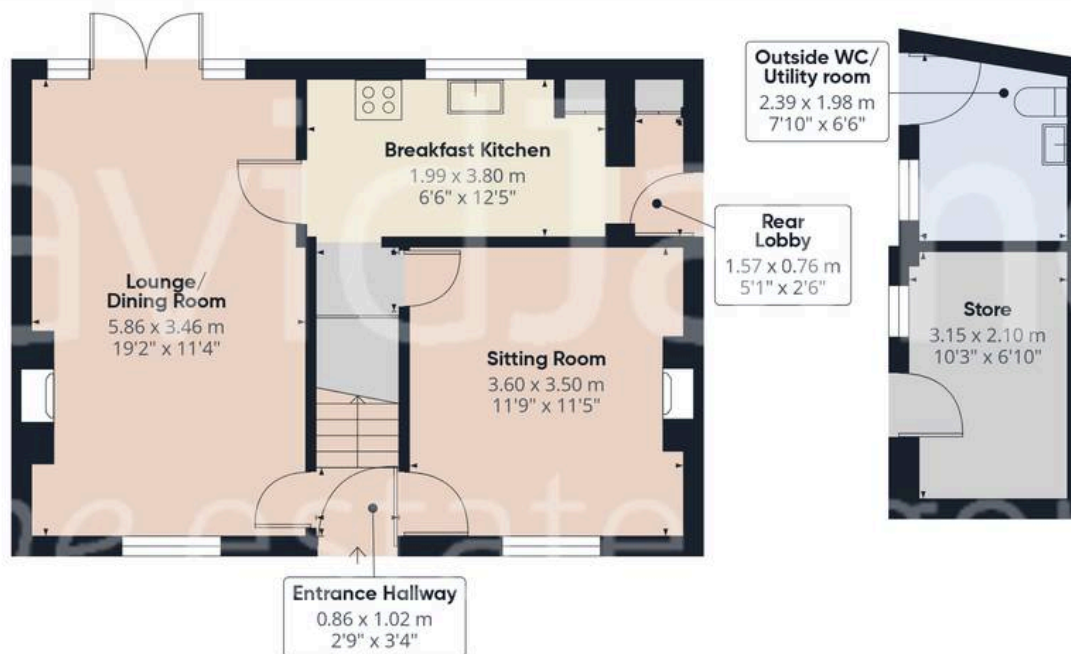
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming and well-presented two bedroom detached house
- Ideal for growing families, professionals and first-time buyers
- Close to Carlton Hill's amenities and within walking distance of supermarkets, shops and bus links to the city centre
- Dual-aspect lounge/dining room with a feature multi-fuel burning stove
- Seperate cosy sitting room with a feature log burner
- Shaker-style breakfast kitchen with a range of integrated appliances
- Spacious main bedroom with en-suite shower room
- Bright and spacious traditional-style bathroom with white three-piece suite
- Delightful west-facing rear garden with patio, lawn and outside stores
- Double-width driveway providing ample off-street parking







Floor 0

Approximate total area⁽¹⁾

92.6 m²

996 ft²



Floor 1

(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

376 Carlton Hill, Carlton - NG4 1JA

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.