



## 4 Cardington Close, Nottingham - NG5 5BT

Guide Price £350,000 - £375,000



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Nottingham

GUIDE PRICE £350,000–£375,000 Extended 4 bed detached family home with convenient access to nearby amenities and schools! Flexible reception spaces, dining kitchen, 2 baths and a southerly garden!

Council Tax band: C

Tenure: Freehold

- Extended and well-presented detached home
- Close to nearby amenities, popular schools and frequent bus services
- Ideally suited to families seeking flexible and well-balanced living space
- Spacious and neutrally-decorated lounge with a feature fireplace
- Generous fitted kitchen with space for informal dining
- Separate dining room and an additional versatile reception space (ideal home office/study)
- Four well-proportioned bedrooms arranged across the first floor
- First floor family bathroom, separate shower room and a convenient ground floor WC
- Southerly-facing lawned garden with patio seating space and a useful outbuilding/workshop (former garage)
- Multi-vehicle block paved driveway to the front









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

129.5 m<sup>2</sup>

1393 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

11 ft<sup>2</sup>

(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



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