



35 Bentinck Road, Carlton – NG4 3QD

Guide Price **£240,000**





35 Bentinck Road

Carlton, Nottingham

Stylish and recently renovated three bed semi-detached home featuring a contemporary kitchen, lounge/diner with excellent views, modern bathroom and a southerly-facing garden plus parking!

Council Tax band: B

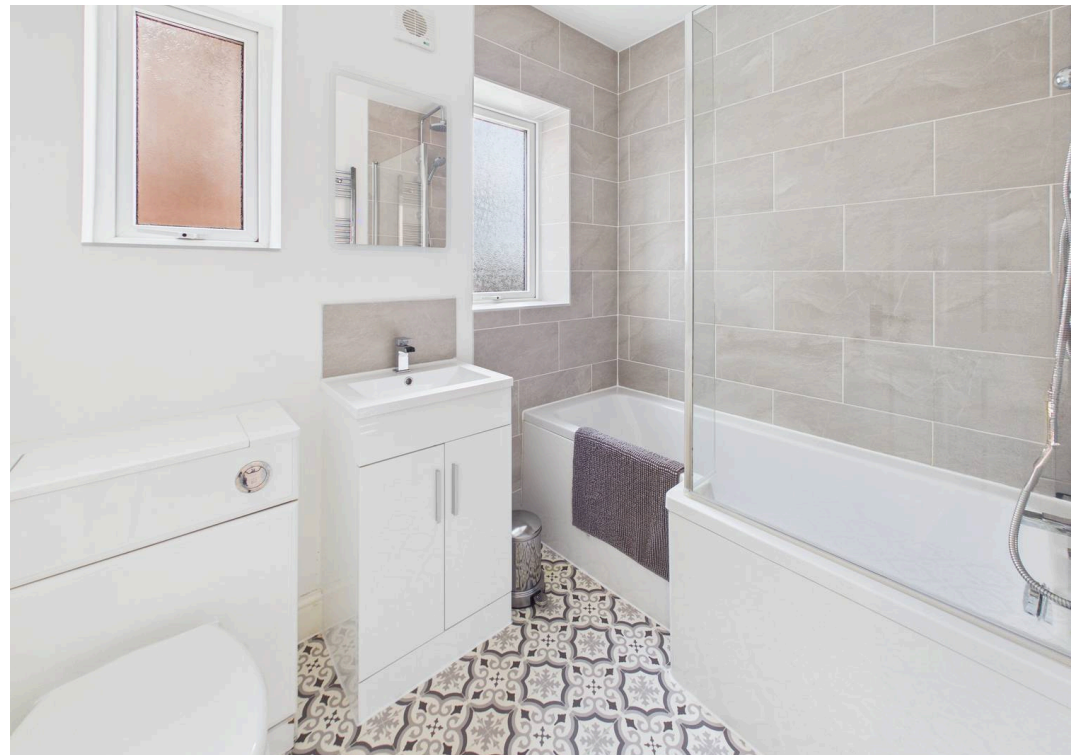
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

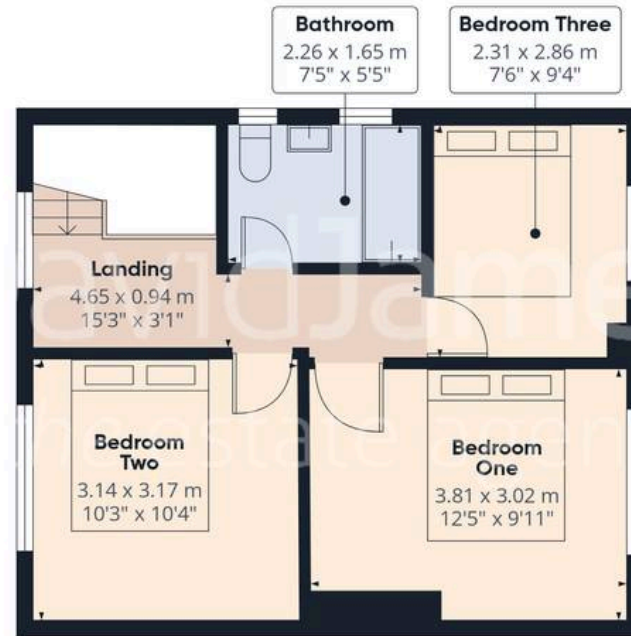
- Stylish semi-detached home in move-in ready condition
- Well-connected setting close to schools, parks, amenities and transport links
- Ideal purchase for first-time buyers, growing families or professionals
- Welcoming entrance hall with stylish herringbone flooring
- Bright lounge/dining room with bay window, French doors and feature fireplace
- Contemporary breakfast kitchen with Smeg appliances and breakfast bar
- Three well-proportioned first-floor double bedrooms
- Modern bathroom with a three-piece suite and dual-head rainfall shower over the bath
- Private southerly-facing tiered garden with lawn, seating area and delightful rear views
- Large driveway and carport providing ample off-street parking



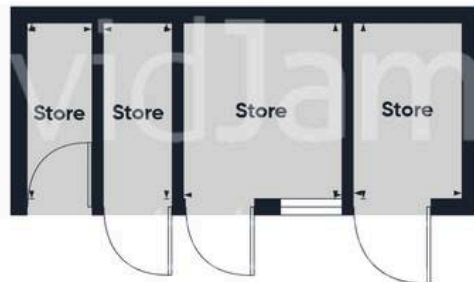




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

80.5 m²

868 ft²

Reduced headroom

0.9 m²

10 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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