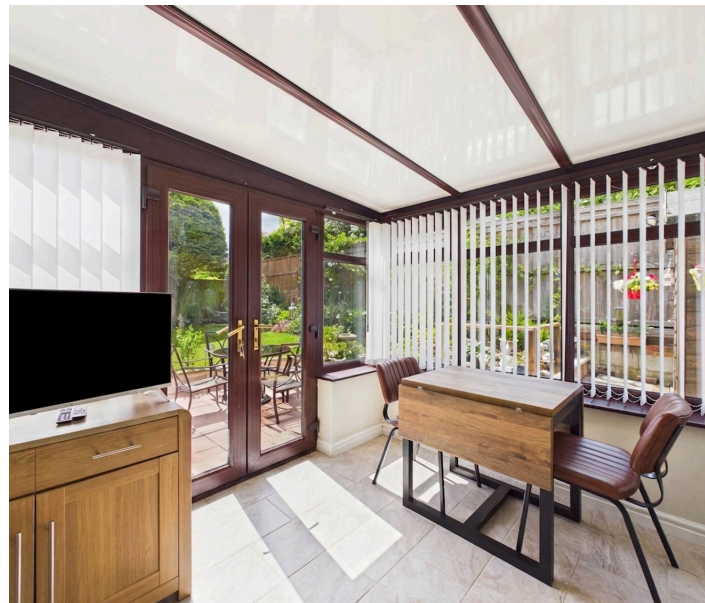




23 St. Austins Drive, Carlton – NG4 3EY

Guide Price **£300,000 – £325,000**



23 St. Austins Drive

Carlton, Nottingham

Detached two-bedroom bungalow on a private road; lounge dining room, conservatory, modern kitchen & bathroom, wrap-around garden, garage & driveway, close to Carlton amenities, parks & transport links

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached bungalow on a private road with excellent access to Gedling Country Park and transport links
- Versatile single-storey living
- Bright and spacious lounge dining room with patio doors to conservatory
- Modern monochrome kitchen with integrated Neff and integrated appliances
- Conservatory with insulated roof providing year-round additional living space
- Two well-proportioned bedrooms offering flexible accommodation options
- Well-presented shower room fitted with modern fixtures and fittings
- Attractive and well-maintained wrap-around garden, ideal for relaxing outdoors
- Garage suitable for secure parking, and driveway







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

73 m²

786 ft²

(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.