



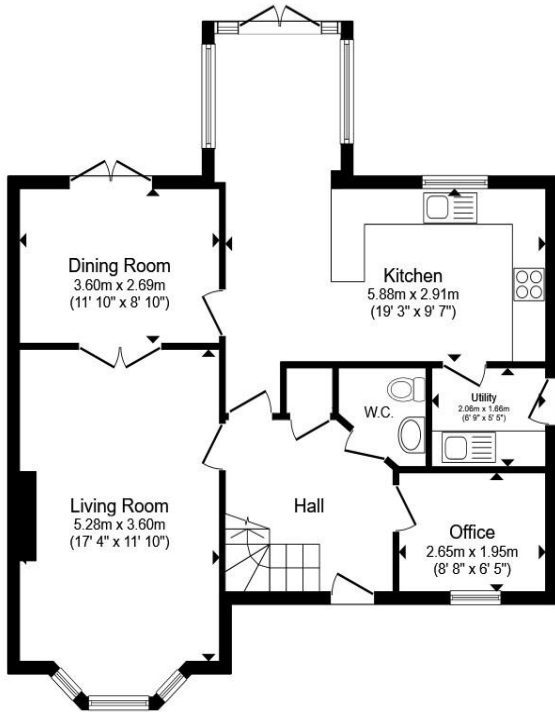
The Green, Carlton Nottingham NG4 1SP

welcome to

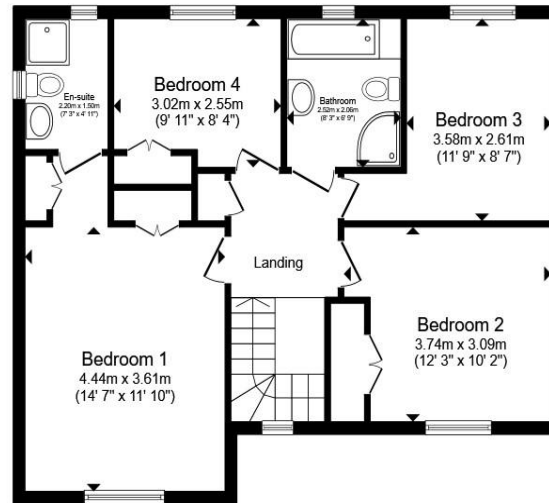
The Green, Carlton Nottingham

****IDEAL FAMILY HOME**** FOUR BEDROOM DETACHED property located on The Green with THREE RECEPTION ROOMS providing ample space for the growing family. Boasting OFF-STREET PARKING VIA DRIVEWAY & GARAGE and AN ENCLOSED REAR GARDEN. CLOSE PROXIMITY TO COLWICK COUNTRY PARK & HOLME PIERREPONT COUNTRY PARK.

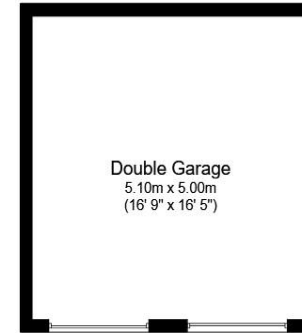




Ground Floor



First Floor



Garage

Living Room
17' 4" MAX x 11' 10" MAX (5.28m MAX x 3.61m MAX)

Dining Room
11' 10" MAX x 8' 10" MAX (3.61m MAX x 2.69m MAX)

Kitchen
19' 3" MAX x 9' 7" MAX (5.87m MAX x 2.92m MAX)

Office / Snug
8' 8" MAX x 6' 5" MAX (2.64m MAX x 1.96m MAX)

Utility Room
6' 9" MAX x 5' 5" MAX (2.06m MAX x 1.65m MAX)

Bedroom One
14' 7" MAX x 11' 10" MAX (4.45m MAX x 3.61m MAX)

Bedroom Two
12' 3" MAX x 10' 2" MAX (3.73m MAX x 3.10m MAX)

Bedroom Three
11' 9" MAX x 8' 7" MAX (3.58m MAX x 2.62m MAX)

Bedroom Four
9' 11" MAX x 8' 4" MAX (3.02m MAX x 2.54m MAX)

Total floor area 169.5 m² (1,824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

The Green, Carlton Nottingham

- Council Tax Band: D
- ***GUIDE PRICE £425,000 - £450,000***
- FOUR BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC, ENSUITE TO PRINCIPLE BEDROOM AND MODERN FOUR PIECE FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NVS119765](https://www.williamhbrown.co.uk/Property/NVS119765)



Property Ref:
NVS119765 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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