



ASHFORD  
& MOULT  
ESTATE AGENTS

OFFERS OVER

**£300,000**

**Violet Road**

Nottingham, NG4 3QQ

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## PROPERTY SUMMARY

A beautifully maintained detached home offering generous living space and a layout perfectly suited to family life. This attractive three-bedroom property is ideal for first-time buyers or growing families seeking a comfortable home in a well-connected and popular area.

The accommodation begins with a welcoming entrance hall leading through to a bright and spacious lounge. To the rear, a contemporary kitchen diner provides an excellent social space, complemented by a convenient ground-floor WC. Upstairs, you'll find three well-proportioned bedrooms alongside a stylish, modern family bathroom.

Outside, the property continues to impress with a sizeable rear garden that is both tidy and easy to maintain — perfect for entertaining or family time. A private driveway to the front offers plenty of off-street parking.

Situated in a highly regarded residential location, the home benefits from close proximity to a wide range of amenities including schools, shops, and excellent transport connections.

Carlton is a thriving area offering a broad selection of local amenities, from independent shops and cafes along Carlton Hill to larger supermarkets, a medical centre, library, and traditional pubs. Leisure options are plentiful, including the Carlton Forum Leisure Centre, King George V Recreation Ground, and scenic outdoor spaces such as Gedling Country Park and Colwick Country Park.

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## LOCAL AUTHORITY

## TENURE

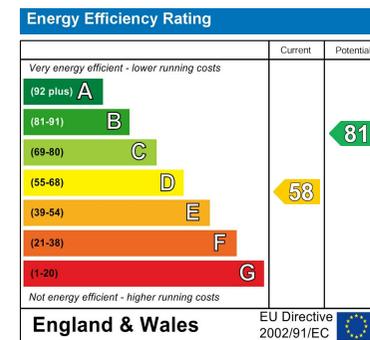
Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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### OFFICE DETAILS

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