



406 Carlton Hill, Carlton - NG4 1JA

Guide Price **£325,000**

DavidJames
the estate agent



406 Carlton Hill

Carlton, Nottingham

Superb and extensively improved 3 bed detached home in Carlton with no chain! Offering 2 reception spaces, modern kitchen and contemporary shower room plus a low-maintenance garden and parking!

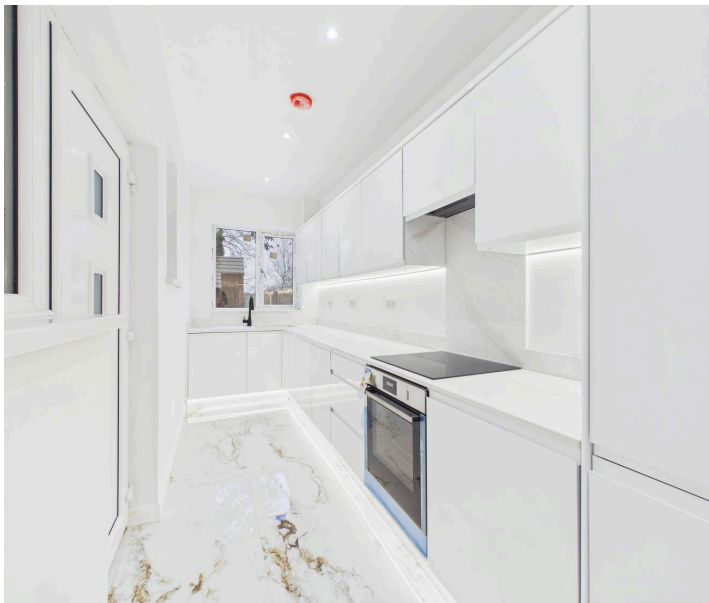
Council Tax band: B

Tenure: Freehold

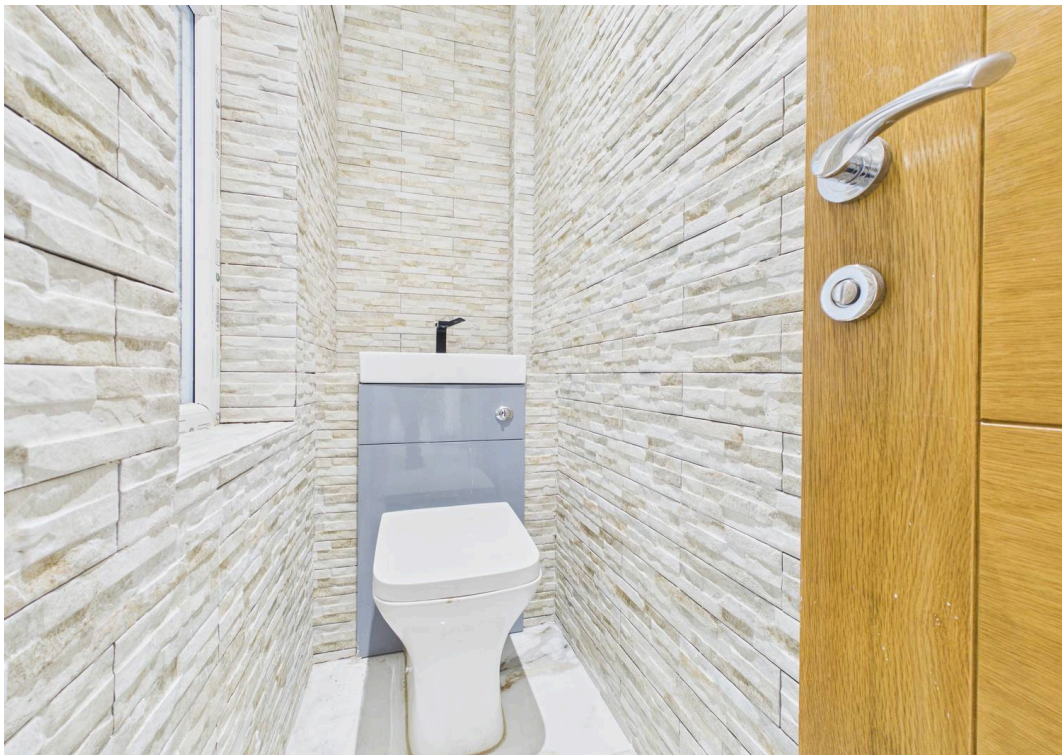
EPC Energy Efficiency Rating: F

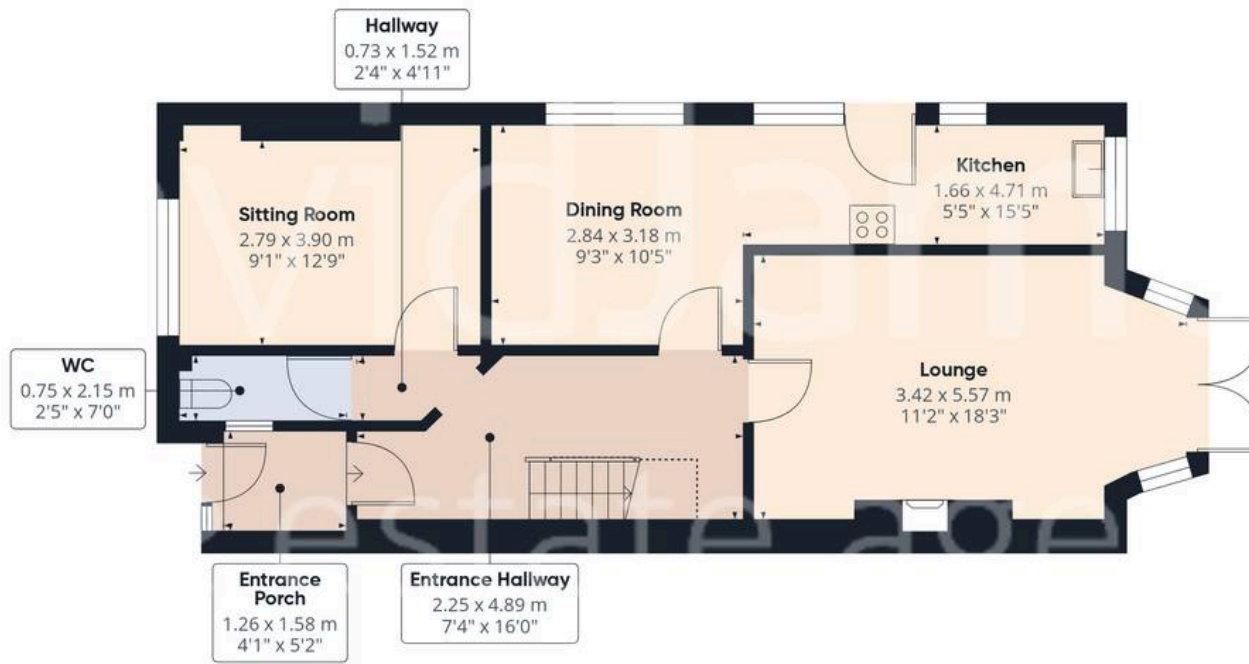
EPC Environmental Impact Rating:

- Superb detached family home
- Available with no upward chain and extensively improved
- Conveniently located within walking distance of Carlton's amenities and transport links
- Welcoming entrance porch with porcelain tiled flooring flowing into the spacious hallway
- Two versatile reception rooms
- Stylish dual-aspect dining kitchen with high-gloss units, marble-effect work surfaces and integrated appliances
- Generous dining area enhanced by statement light fittings
- Three well-presented double bedrooms with soft carpeting and neutral décor
- Contemporary shower room with double enclosure and chrome rainfall shower plus an additional ground-floor WC
- Good-sized enclosed rear garden and off-street parking to the front









Floor 0



Floor 1



Approximate total area⁽¹⁾
113 m²
1217 ft²

Reduced headroom
1.6 m²
17 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



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