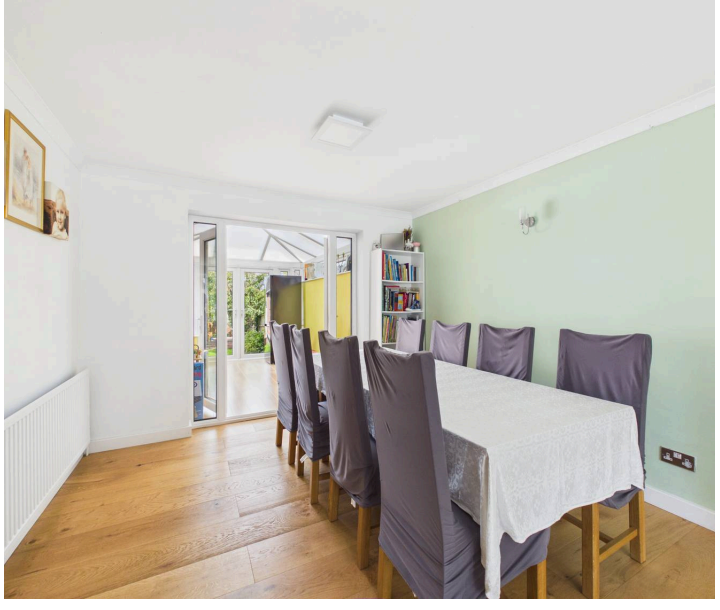


5 Laurel Road, Carlton - NG4 1RF

Guide Price **£340,000**

DavidJames
the estate agent







5 Laurel Road

Carlton, Nottingham

Extended 4 bed semi-detached offering flexible accommodation (including a converted garage providing an annexe/studio). Generous reception space, en-suite and bathroom plus multi-vehicle parking!
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended semi-detached family home situated in a popular residential location
- Converted garage with shower facilities (flexibility to function as an annexe or studio)
- Well-proportioned lounge/dining room with a feature stove burner
- Galley-style breakfast kitchen with integrated appliances
- Versatile conservatory with French doors
- Four good-sized bedrooms (main bedroom with modern en-suite shower room)
- Three-piece first floor family bathroom with vanity storage
- Delightful rear garden with raised decking, lawn, planting beds and paved patio space
- Off-street parking for multiple vehicles
- Ideally located close to Carlton's local amenities, transport links and schools













Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

DavidJames
the estate agent

Approximate total area(1)

174.8 m²

1881 ft²

Reduced headroom

26.9 m²

289 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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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.