



7 Forester Grove, Carlton – NG4 1FR

Guide Price £300,000

DavidJames
the estate agent



7 Forester Grove

Carlton, Nottingham

GUIDE PRICE £300,000–£325,000. Beautifully-presented detached home with modern finishes! Lounge, breakfast kitchen and conservatory plus a landscaped garden, versatile outbuilding, drive and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

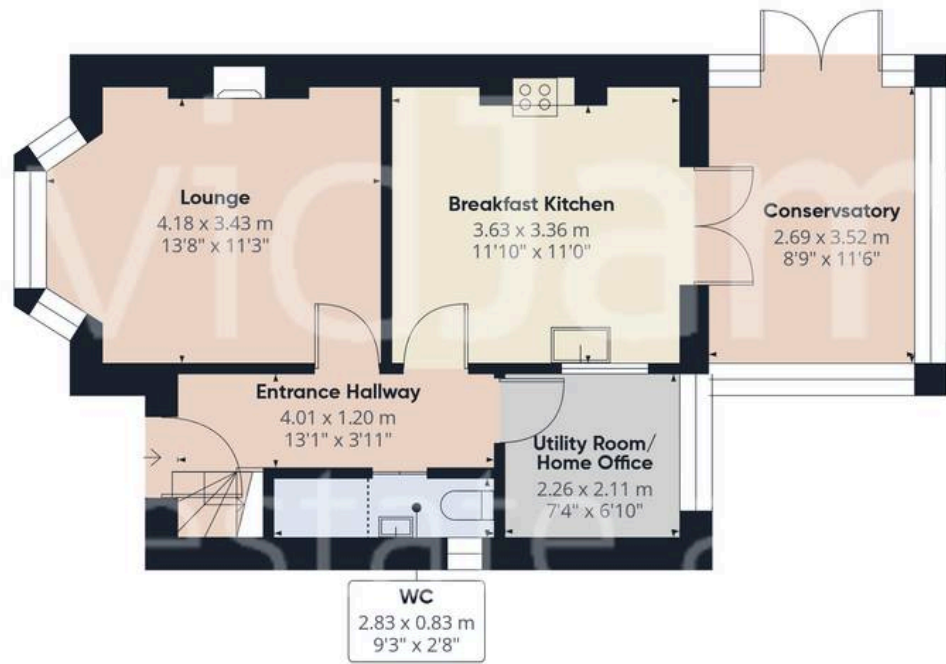
EPC Environmental Impact Rating: D

- Beautifully-presented detached family home, testament to the current owner
- Spacious lounge with a feature solid-fuel burner, high-ceilings and bay window with fitted shutters
- Stylish breakfast kitchen with central island and Parquet flooring
- Bright and airy conservatory extends the living space
- Three well-proportioned bedrooms (including two spacious doubles)
- Versatile ground floor utility/home office space plus a convenient WC
- Elegant family bathroom with a classic three-piece white suite
- Landscaped tiered rear garden with lawn, patio and raised seating area
- Recently-added and flexible bespoke garden room with panoramic views
- Block-paved driveway and detached garage with roller door









Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
88 m ²
947 ft ²
Reduced headroom
0.9 m ²
10 ft ²

(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.



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