



29 Dale View Road, Nottingham - NG3 7AJ

Guide Price **£400,000 - £425,000**



29 Dale View Road

Nottingham, Nottingham

GUIDE PRICE £400,000-£425,000 NO CHAIN!

Beautifully presented 4 bed detached home featuring 3 reception rooms, charming kitchen, stylish bathroom & garage - a short walk from Carlton Hill's amenities!

Council Tax band: C

Tenure: Freehold

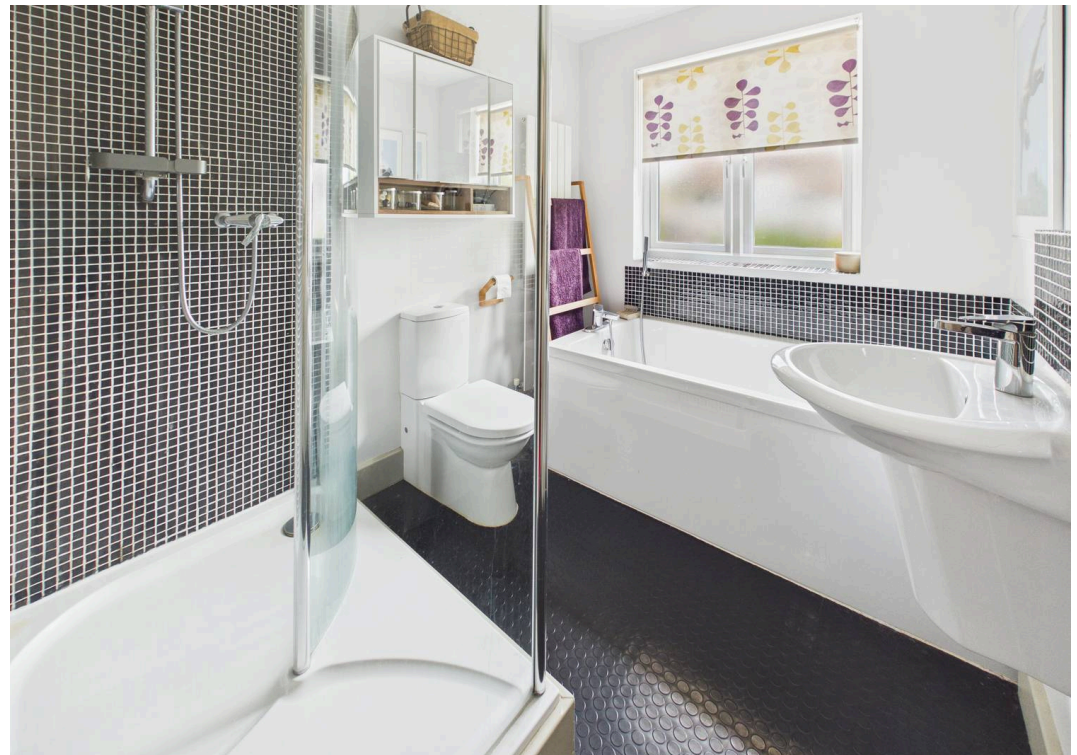
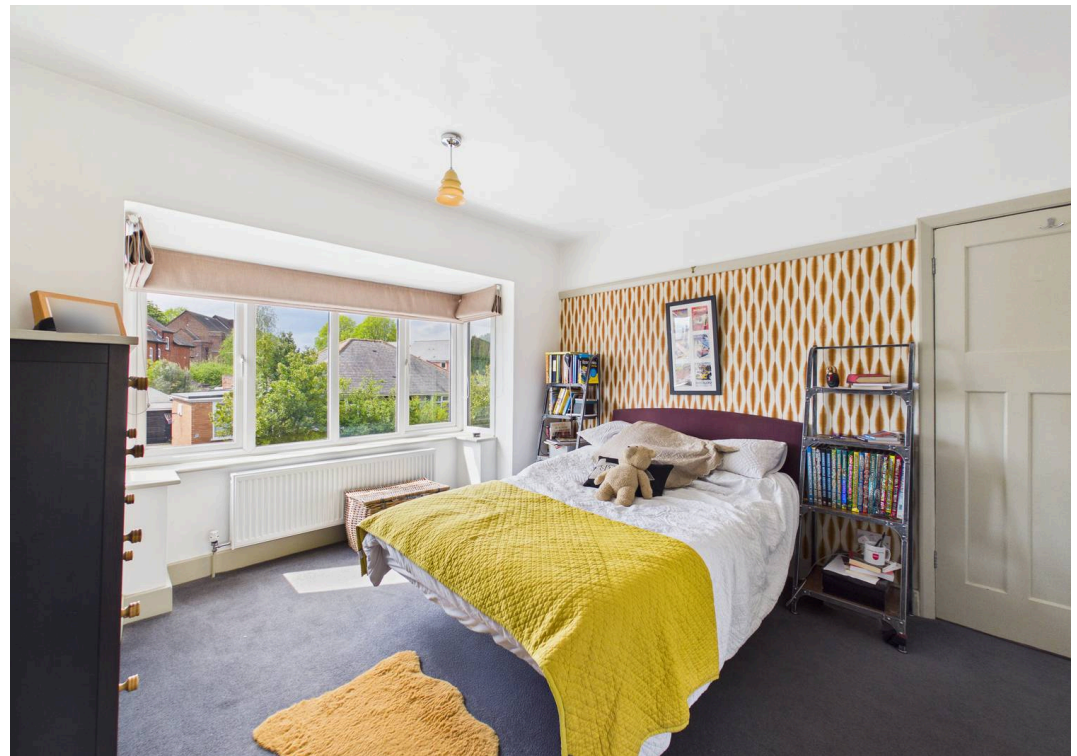
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached family home
- Ideally positioned for access to Carlton Hill's nearby amenities, frequent buses and schools
- Thoughtfully updated throughout to blend period charm with tasteful modern upgrades
- Spacious family-sized layout with three reception rooms and four versatile bedrooms
- Bespoke handcrafted kitchen with integrated cooking appliances
- Initial welcoming entrance hall with a convenient downstairs WC
- Contemporary four-piece bathroom (including both a bath and separate shower enclosure)
- Upgrades including Worcester combi boiler, steel-framed gates and hardwood front door
- Pictureque spacious rear garden with mature planting, pergola and patio area
- Garage providing valuable off-street parking









Floor 0



Floor 1



Approximate total area⁽¹⁾

126.7 m²

1362 ft²

Reduced headroom

0.3 m²

4 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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.