



**18 Standhill Road, Carlton – NG4 1JN**

Guide Price **£220,000**

**DavidJames**  
the estate agent



## 18 Standhill Road

Carlton, Nottingham

NO CHAIN! Spacious three-storey 3 bed home with versatile loft bedroom, bright conservatory, generous low-maintenance garden and excellent storage, all within a popular Carlton location!

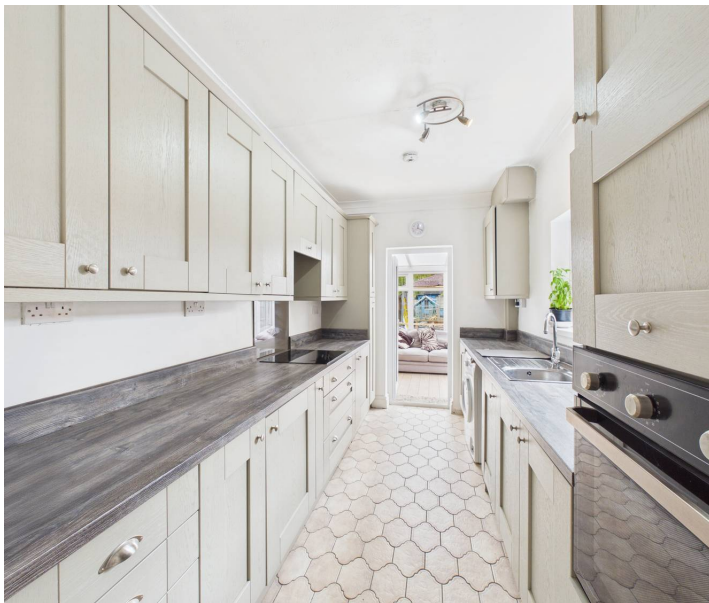
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: E

- Versatile semi-detached home with no chain
- Popular Carlton location just a short walk from Carlton Hill and local amenities
- Comfortable lounge with feature fireplace, large box bay window and laminate flooring
- Separate dining room with glazed wooden door and access to the upper floors
- Traditional-style kitchen with shaker units, wood-effect worktops and integrated appliances
- Bright double-glazed conservatory with heating, power, lighting and garden access
- Two generous double bedrooms including principal bedroom overlooking the rear garden
- Additional third loft bedroom with Velux windows and useful eaves storage
- Four-piece family bathroom (including a bath and separate walk-in shower)
- Low-maintenance garden with covered decking, greenhouse, two outbuildings and side access









Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

106.5 m<sup>2</sup>

1146 ft<sup>2</sup>

**Reduced headroom**

9.5 m<sup>2</sup>

103 ft<sup>2</sup>

(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](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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