



Tristram's
Sales and Lettings

8 Green Approach
Carlton, Nottingham, NG4 1SN

- Four Generously Sized Bedrooms: Includes a master bedroom with en-suite.
- Bright Living Room: Spacious and stretching the full depth of the property.
- Modern Kitchen: Stylish with

Asking Price Of £355,000
EPC Rating '68'





Property Description

SUMMARY

This impressive four-bedroom detached family home offers a spacious and versatile layout, perfectly suited for modern family living. The ground floor welcomes you with a bright and inviting entrance hall, leading to a generously sized living room that spans the full depth of the property, providing a wonderful space for relaxation and entertaining. Adjacent to the living room is a charming dining room that seamlessly connects to the conservatory, creating a delightful area to enjoy views of the garden throughout the year.

The kitchen is both practical and stylish, offering ample storage and workspace, with the added benefit of an adjoining utility room that enhances convenience. There is also a WC located off the utility room. The property includes an integral garage, providing secure parking or additional storage, which can be accessed directly from the hallway.

The first floor features four well-proportioned bedrooms. The master bedroom boasts a generous





layout and its own en-suite shower room, offering a private and luxurious retreat. The remaining three bedrooms are versatile and spacious, making them ideal for family members or guests. A tastefully designed family bathroom completes the upper floor, providing a modern and functional suite.

Outside, the rear garden is well-maintained and offers a peaceful outdoor space, perfect for al fresco dining, children's play, or simply enjoying the tranquillity. To the front, the driveway provides convenient off-road parking.

This property combines comfortable living spaces with practical features, making it an ideal choice for families seeking a home that caters to all their needs. Arrange a viewing today to experience everything this wonderful home has to offer.

LOCATION

Carlton is a popular and thriving suburb situated just a few miles to the east of Nottingham city centre. Renowned for its excellent balance of convenience and community, the area appeals to a wide range of buyers, from families to professionals and retirees. It boasts an array of amenities, including independent shops, supermarkets, cafes, and restaurants, providing everything needed for day-to-day living.

For families, Carlton is well-regarded for its selection of highly-rated schools, both primary and secondary, making it an attractive choice for those with children. The suburb also benefits from a variety of leisure facilities, including parks, gyms, and sports clubs, offering plenty of opportunities for outdoor activities and recreation.

Transport links in Carlton are excellent, with regular bus services connecting the area to Nottingham city centre and other neighbouring suburbs. The nearby Carlton and Netherfield train stations provide direct rail links to Nottingham and beyond, making it a great location for commuters. For those travelling further afield, the A52 and A60 are easily accessible, offering convenient routes to the M1 and East Midlands Airport.

LIVING ROOM

The living room is a bright and spacious area, stretching the full depth of the property. It offers plenty of natural light from dual aspects, creating a warm and inviting atmosphere, perfect for relaxing or entertaining.

DINING ROOM

The dining room provides a cosy and functional space for family meals or hosting guests. With a direct





connection to the conservatory, it offers versatility for both formal and informal dining.

CONSERVATORY

The conservatory is a wonderful addition, offering panoramic views of the garden and a tranquil setting for enjoying natural light throughout the year. It serves as a perfect space for relaxation or as an additional family room.

KITCHEN

The kitchen is modern and practical, featuring ample storage and worktops, with room for cooking and everyday dining. Its layout is designed to make meal preparation seamless and efficient.

UTILITY ROOM

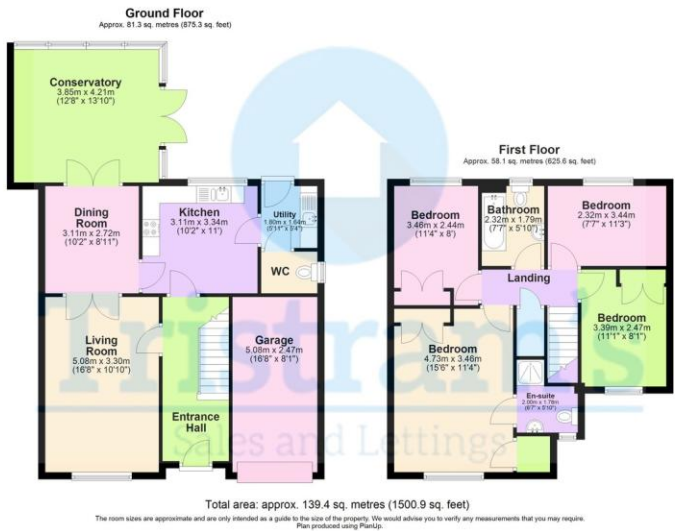
Located just off the kitchen, the utility room adds convenience with additional storage and space for laundry appliances, helping to keep the main living areas tidy and organised.

WC

The ground floor WC is a convenient feature for guests and family, easily accessible and well-positioned within the home.

MASTER BEDROOM

The master bedroom is generously proportioned.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements