



74 Southcliffe Road, Carlton – NG4 1EP

Guide Price **£495,000**

DavidJames
the estate agent



74 Southcliffe Road

Carlton, Nottingham

Superb 4 bed extended detached home with planning for a neighbouring detached 2 bed house on the generous corner plot! A unique and desirable opportunity! A must-view!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Superb detached family home on a large corner plot
- Conditional permission for the erection of a separate detached dwelling (Gedling Borough Council Reference: 2025/0696)
- Desirable residential location close to Carlton Hill's amenities, nearby schools and frequent transport links
- Substantially extended and renovated to offer generous and contemporary family-sized accommodation
- Stunning open-plan ground floor living/dining/kitchen layout with bi-fold doors
- Modern fitted kitchen with solid stone worktops and integrated appliances
- Four bedrooms (including a large and extended principal bedroom with a private en-suite)
- Modern first floor family bathroom with a three-piece white suite
- Low-maintenance, enclosed and landscaped gardens with paved and decked seating areas
- Driveway for multiple vehicles plus an integral garage with electric shutter door









Floor 0

Approximate total area⁽¹⁾

127.4 m²

1370 ft²



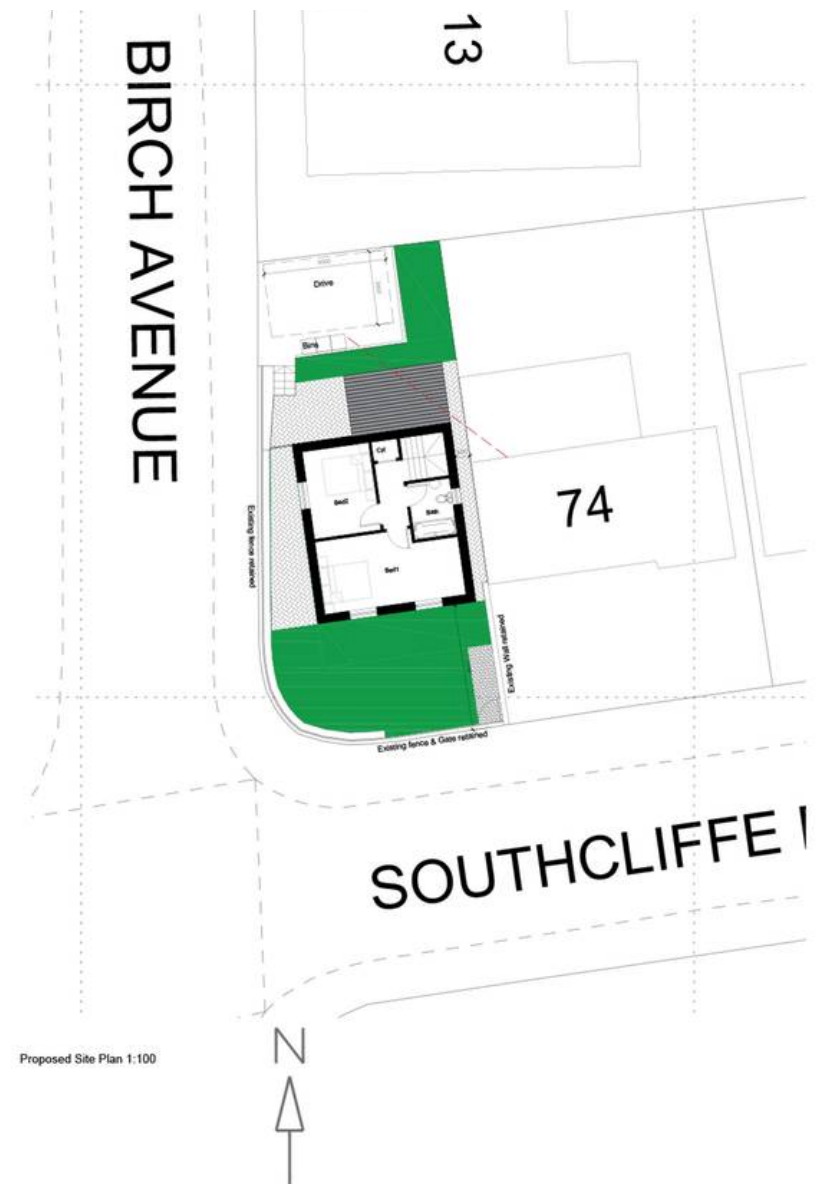
Floor 1

(1) Excluding balconies and terraces

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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