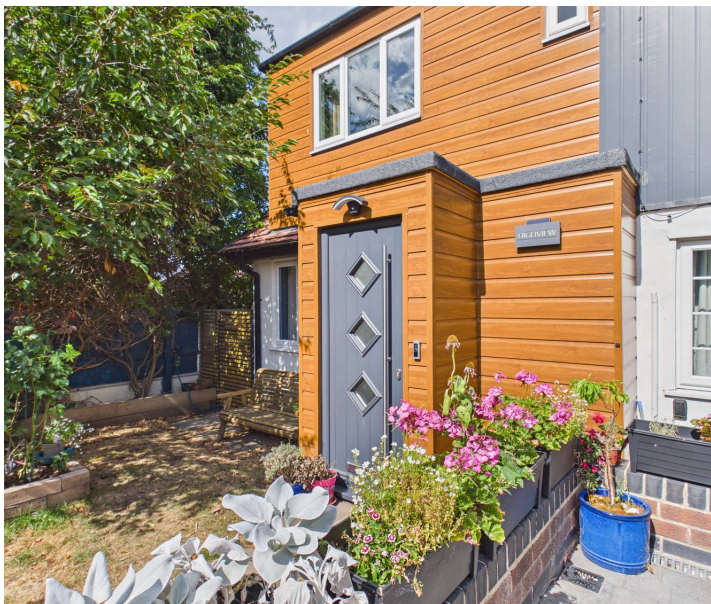




## Highview Greenfield Grove, Carlton – NG4 1GG

Guide Price £375,000

DavidJames  
the estate agent



# Highview Greenfield Grove

Carlton, Nottingham

GUIDE PRICE £375,000-£400,000 Contemporary 3-bed extended detached home boasting a lounge, open-plan dining kitchen, sleek bathroom & en-suite plus cottage-style gardens and driveway parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

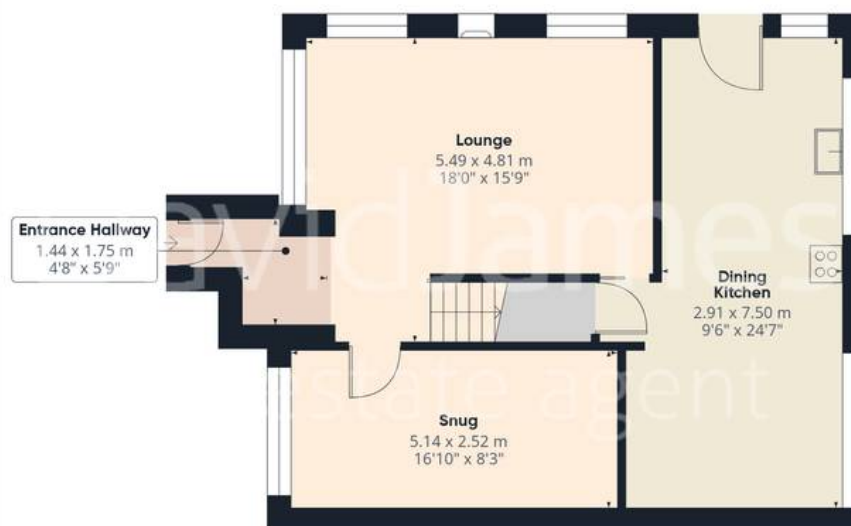
- Extended and well-presented detached family home
- Thoughtfully updated with stylish finishes throughout
- Ideally positioned for easy access to Carlton's nearby amenities and transport links
- Attractive lounge with a feature fireplace and engineered oak flooring
- Additional versatile reception space (ideal for use as a snug/home office)
- Superb open-plan dining kitchen providing a sociable space for family life and entertaining
- Three well-presented bedrooms (primary with a contemporary en-suite shower room)
- Four-piece modern family bathroom (including both a jacuzzi-style bath and separate shower enclosure)
- Attractive front and rear cottage-style gardens including raised decking, lawn, established planting and a summer house
- Driveway providing convenient off-street parking







Floor -1



Floor 0



Floor 1

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

133.6 m<sup>2</sup>

1439 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

4 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)

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.