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GREAVES
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£325,000

OFFERS OVER

WESTDALE LANE
CARLTON

- DETACHED HOME
- FOUR BEDROOMS
- MODERN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- GARDEN ROOM
- EPC D



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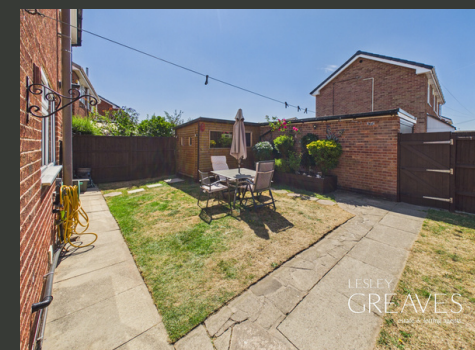
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Spacious Four-Bedroom Detached Home in Popular Location

THIS WELL-PRESENTED FOUR-BEDROOM DETACHED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, MAKING IT AN IDEAL PURCHASE FOR GROWING FAMILIES. LOCATED IN A POPULAR RESIDENTIAL AREA, THE PROPERTY IS WITHIN CLOSE PROXIMITY TO A VARIETY OF LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE AND HIGHLY REGARDED SCHOOLS, MAKING IT A SUPERB CHOICE FOR THOSE LOOKING TO CREATE THEIR FOREVER HOME.

THE GROUND FLOOR BEGINS WITH A WELCOMING ENTRANCE HALL WITH A USEFUL GROUND FLOOR WC. THE GENEROUS LIVING ROOM PROVIDES AN EXCELLENT SPACE FOR RELAXING, WHILE THE MODERN FITTED KITCHEN/DINER OFFERS AMPLE WORKTOP SPACE, A RANGE OF WALL AND BASE UNITS, INTEGRATED OVEN, MICROWAVE AND GAS HOB, TOGETHER WITH PLENTY OF ROOM FOR FAMILY DINING AND ENTERTAINING.

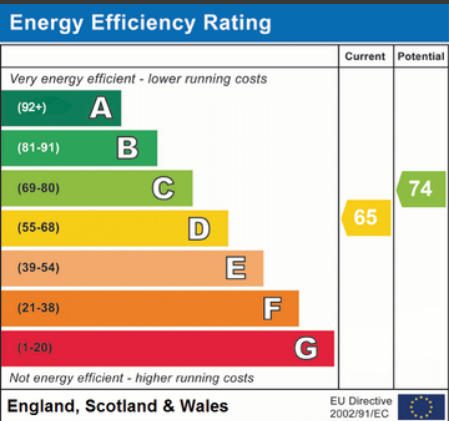
TO THE FIRST FLOOR ARE FOUR WELL-PROPORTIONED BEDROOMS, SERVED BY A FAMILY BATHROOM AND A SEPARATE WC, IDEAL FOR BUSY FAMILY LIFE.

OUTSIDE, THE GARDEN ENJOYS A PATIO SEATING AREA CREATING A WONDERFUL SPACE TO RELAX OR ENTERTAIN. A STANDOUT FEATURE IS THE TIMBER GARDEN ROOM, CURRENTLY USED AS A BAR, COMPLETE WITH POWER AND LIGHTING, OFFERING EXCELLENT VERSATILITY AS A HOME OFFICE OR ENTERTAINING SPACE.

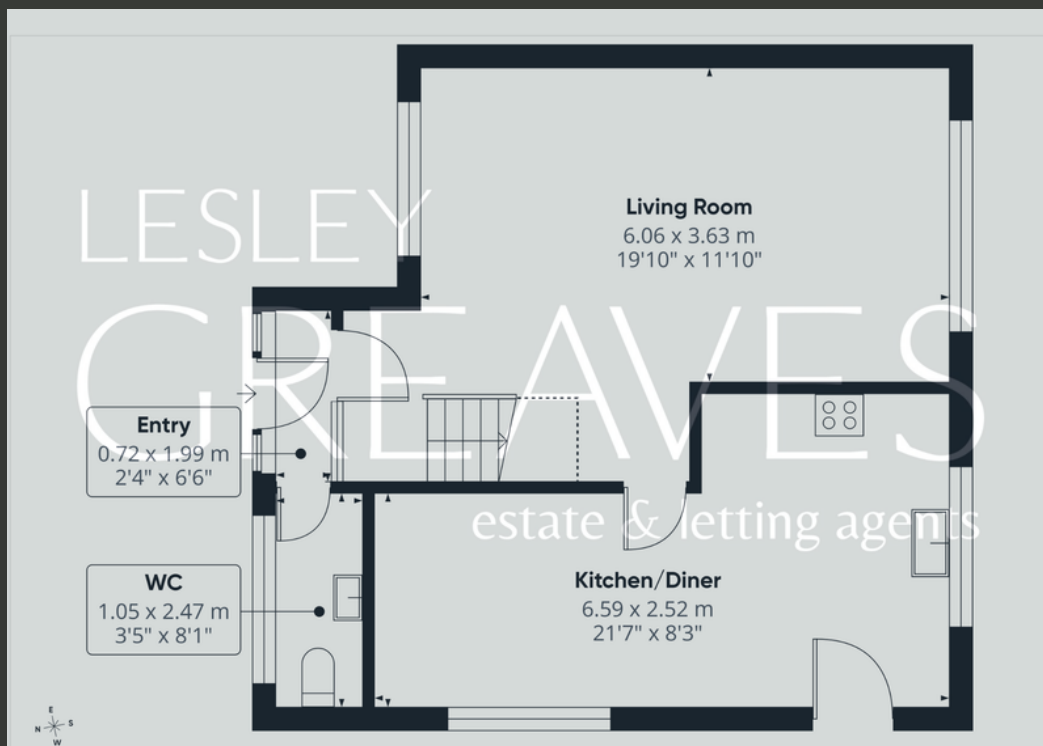
TO THE REAR OF THE PROPERTY IS A DRIVEWAY PROVIDING OFF-ROAD PARKING AND ACCESS TO THE DETACHED GARAGE, WHICH ALSO BENEFITS FROM POWER AND LIGHTING, TOGETHER WITH A GATED ENTRANCE LEADING DIRECTLY INTO THE GARDEN.

SITUATED IN A POPULAR RESIDENTIAL LOCATION, THIS FANTASTIC FAMILY HOME COMBINES GENEROUS LIVING SPACE WITH PRACTICAL FEATURES BOTH INSIDE AND OUT.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 96 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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