



409 Carlton Hill, Carlton – NG4 1HW

Guide Price **£325,000**

DavidJames
the estate agent



409 Carlton Hill

Carlton, Nottingham

Versatile chalet-style detached bungalow offering spacious open-plan living, a generous southerly-facing rear garden and driveway parking alongside easy access to Carlton Hill's amenities and buses!

Council Tax band: C

Tenure: Freehold

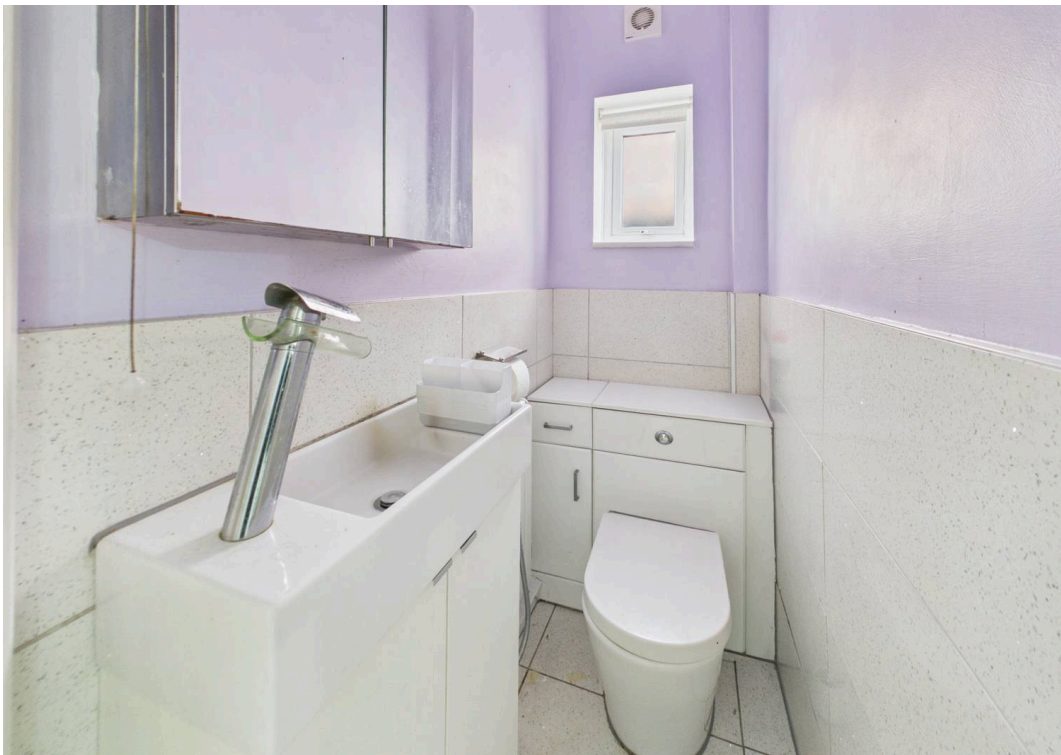
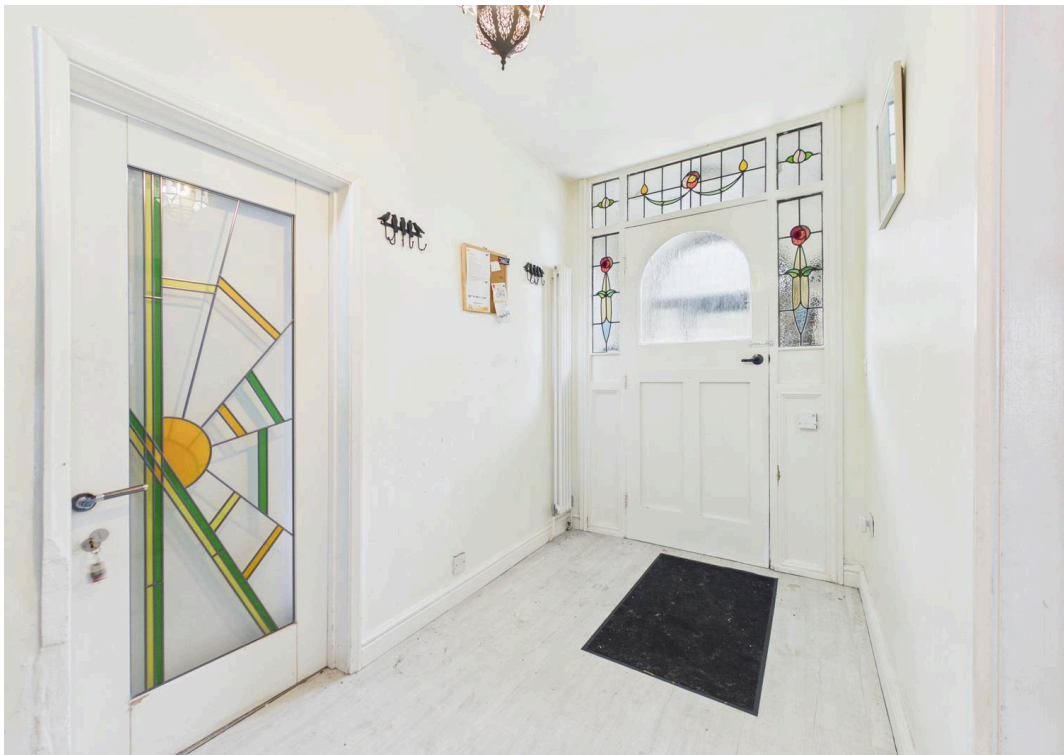
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Chalet-style detached bungalow
- Ideally positioned for easy access to Carlton Hill's nearby amenities and transport links
- Front lounge with large bay window and feature fireplace
- Spacious open-plan living, kitchen and dining area
- High-gloss modern fitted kitchen with integrated appliances and a breakfast bar
- Four-piece bathroom (bath and separate shower) alongside an additional cloakroom/WC
- Two well-proportioned ground floor bedrooms
- Further first floor bedroom with an adjoining versatile dressing area
- Generous and south-easterly facing rear garden with scope for landscaping
- Driveway providing off-street parking

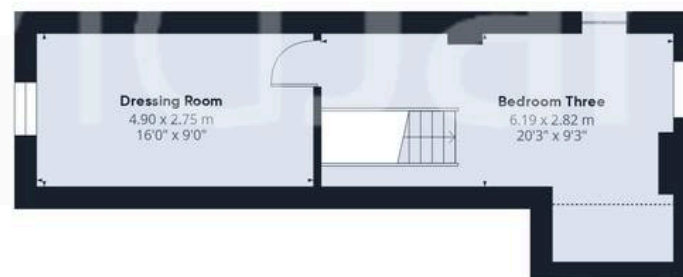








Floor 0



Floor 1

Approximate total area⁽¹⁾

133.3 m²

1435 ft²

Reduced headroom

2.1 m²

22 ft²

(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.

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