



16 Kirks Buildings, Carlton – NG4 1GY

Guide Price £230,000

DavidJames
the estate agent



16 Kirks Buildings

Carlton, Nottingham

Beautifully-presented and charming cottage within easy reach of Carlton's amenities! A wonderful blend of character features with modern conveniences, fantastic gardens and comfortable living spaces.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented and characterful period cottage
- Within easy reach of Carlton's amenities and frequent transport links
- Bright and welcoming lounge with a charming feature fireplace
- Superb open-plan dining kitchen with a range of integrated appliances
- Versatile conservatory with French doors
- Two first floor bedrooms (main bedroom with fitted wardrobes)
- Generous loft space with Velux-style windows, storage and an open shower area
- Modern first floor shower room with a three-piece white suite
- Beautiful established front, side and rear wraparound gardens with mature planting and patio seating space
- Useful outbuilding incorporating a garden store, utility space and WC







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

95.3 m²

1026 ft²

Reduced headroom

7.1 m²

76 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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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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