



£315,000

GUIDE PRICE

WEST VIEW ROAD
CARLTON

- SEMI DETACHED HOME
- KITCHEN/DINER
- THREE BEDROOMS
- GARDEN ROOM
- CLOSE TO AMENITIES
- EPC D



Beautifully Presented Three-Bedroom Home with Garden Room

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, COMBINING PERIOD CHARACTER WITH STYLISH MODERN LIVING. SITUATED WITHIN A HIGHLY SOUGHT-AFTER LOCATION, THE PROPERTY IS WITHIN WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES, AS WELL AS BEING CONVENIENTLY PLACED FOR SCHOOLS AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

THE ACCOMMODATION BEGINS WITH AN ENTRANCE HALLWAY, WITH STAIRS RISING TO THE FIRST FLOOR AND ACCESS INTO THE LIVING ROOM. POSITIONED TO THE FRONT OF THE PROPERTY, THE SPACIOUS LIVING ROOM IS FILLED WITH NATURAL LIGHT FROM THE ATTRACTIVE BAY WINDOW. A FEATURE FIREPLACE WITH LOG BURNER CREATES AN IMPRESSIVE FOCAL POINT AND COMPLEMENTED BY WOOD FLOORING.

TO THE REAR IS A SUPERB OPEN-PLAN KITCHEN/DINER, PROVIDING AN EXCELLENT SPACE FOR EVERYDAY LIVING AND ENTERTAINING. THE KITCHEN IS FITTED WITH A RANGE OF MODERN WALL AND BASE UNITS, COMPLEMENTARY WORK SURFACES AND A CENTRAL BREAKFAST BAR WITH SEATING. THERE IS SPACE FOR FREESTANDING APPLIANCES AND USEFUL STORAGE. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN THE INDOOR AND OUTDOOR SPACES.

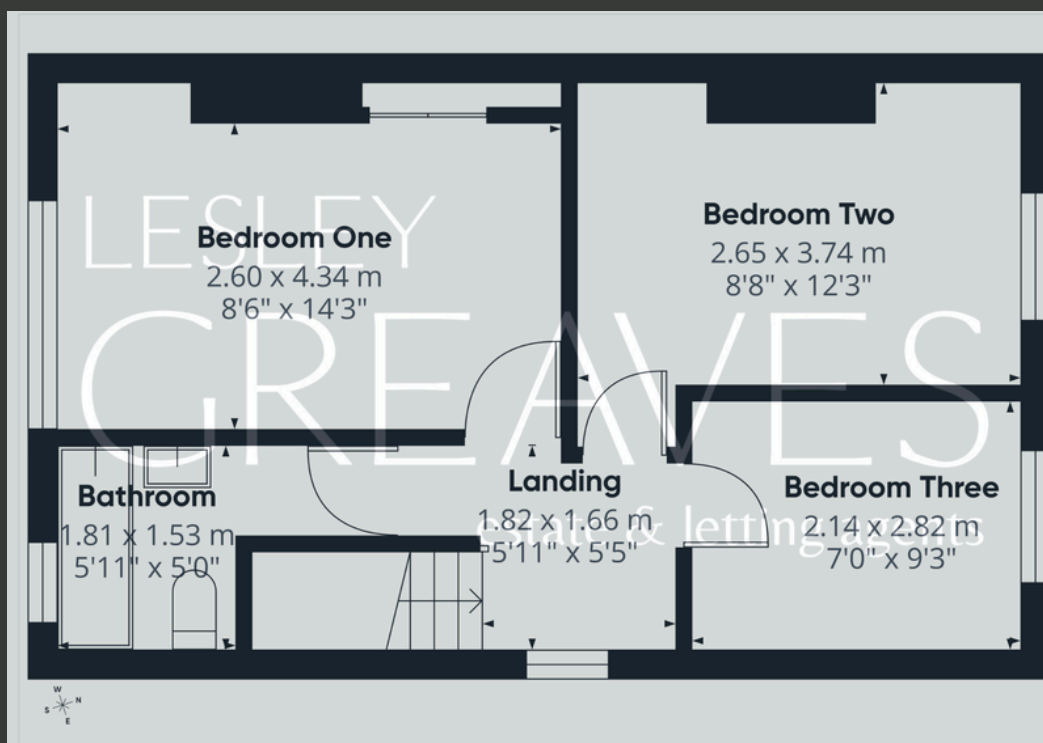
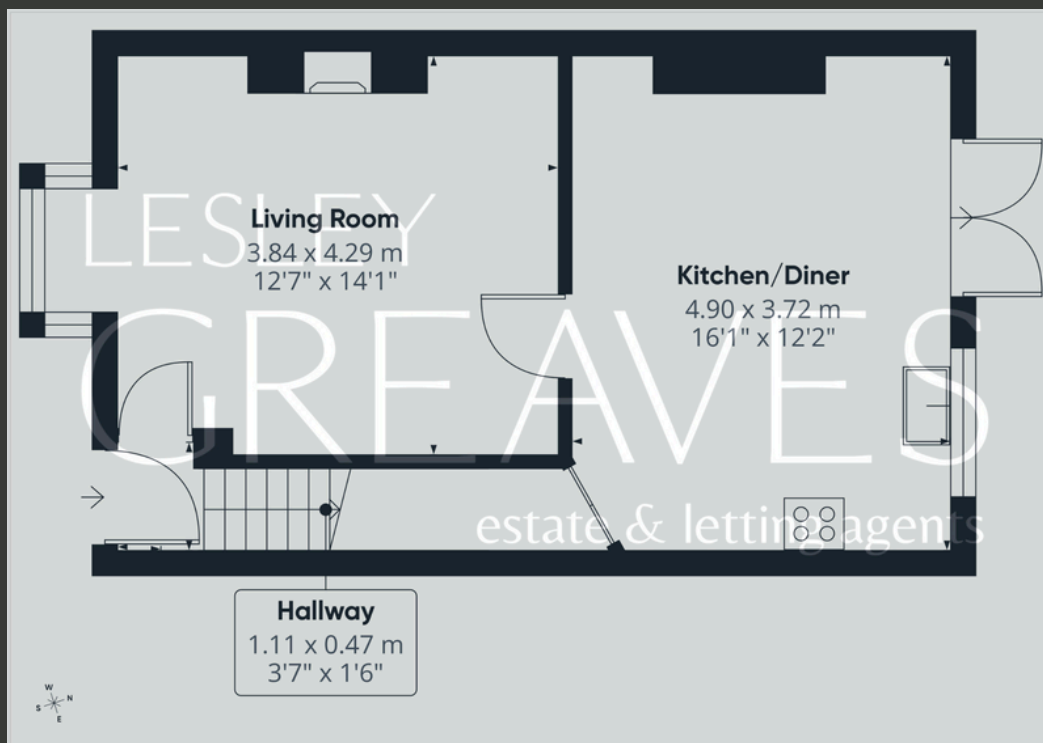
THE FIRST FLOOR IS REACHED VIA THE LANDING AND PROVIDES ACCESS TO THREE WELL-PROPORTIONED BEDROOMS. THE MAIN BEDROOM BENEFITS FROM FITTED WARDROBES, WHILE THE REMAINING BEDROOMS OFFER VERSATILE ACCOMMODATION SUITABLE FOR GUESTS OR A HOME OFFICE. COMPLETING THE FIRST FLOOR IS THE FAMILY BATHROOM, FITTED WITH A CONTEMPORARY SUITE.

A PARTICULAR FEATURE OF THE PROPERTY IS THE ADDITIONAL GARDEN ROOM, POSITIONED TOWARDS THE REAR OF THE GARDEN WITH BI-FOLD DOORS OPENING ONTO A SEATING AREA, THIS VERSATILE SPACE IS IDEAL AS A HOME OFFICE.

OUTSIDE, THE PROPERTY BENEFITS FROM A DRIVEWAY TO THE FRONT PROVIDING OFF-ROAD PARKING. TO THE REAR IS AN ATTRACTIVE AND ESTABLISHED GARDEN, THOUGHTFULLY LANDSCAPED WITH A LAWN, MATURE PLANTING AND A VARIETY OF SEATING AREAS, INCLUDING PAVED AND RAISED DECKED SPACES IDEAL FOR OUTDOOR DINING AND ENTERTAINING.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 81 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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