



4 Wheatley Drive, Carlton – NG4 1FE

Guide Price £235,000

DavidJames
the estate agent



4 Wheatley Drive

Carlton, Nottingham

NO CHAIN! Well-presented 2 bed semi-detached home close to Carlton Hill's amenities! Bright and spacious lounge, fitted kitchen and conservatory plus a modern bathroom, driveway and carport! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented semi-detached home
- Offered to the market with no upward chain
- Within walking distance of Carlton Hill's nearby amenities, supermarkets and city-bound bus links
- Bright and spacious lounge with a feature fireplace
- Fitted kitchen with a generous range of units and integrated appliances
- Versatile rear conservatory (incorporating a utility space with fitted units and worktop)
- Two first floor double bedrooms (bedroom one with fitted wardrobes)
- Modern bathroom with a three-piece white suite and over-bath shower
- Westerly-facing lawned rear garden with lawn, mature planting and patio seating space
- Driveway and side car-port provide convenient parking for multiple vehicles







Floor 0



Floor 1



Approximate total area⁽¹⁾

84.9 m²

914 ft²

Reduced headroom

0.8 m²

8 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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