

7 Trentdale Road, Carlton - NG4 1BU

Guide Price **£350,000**

DavidJames
the estate agent







7 Trentdale Road

Carlton, Nottingham

Well-presented and extended detached home on a generous plot with large lounge, dining kitchen, conservatory, 3 beds, 4-piece bathroom, westerly garden, drive & garage!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

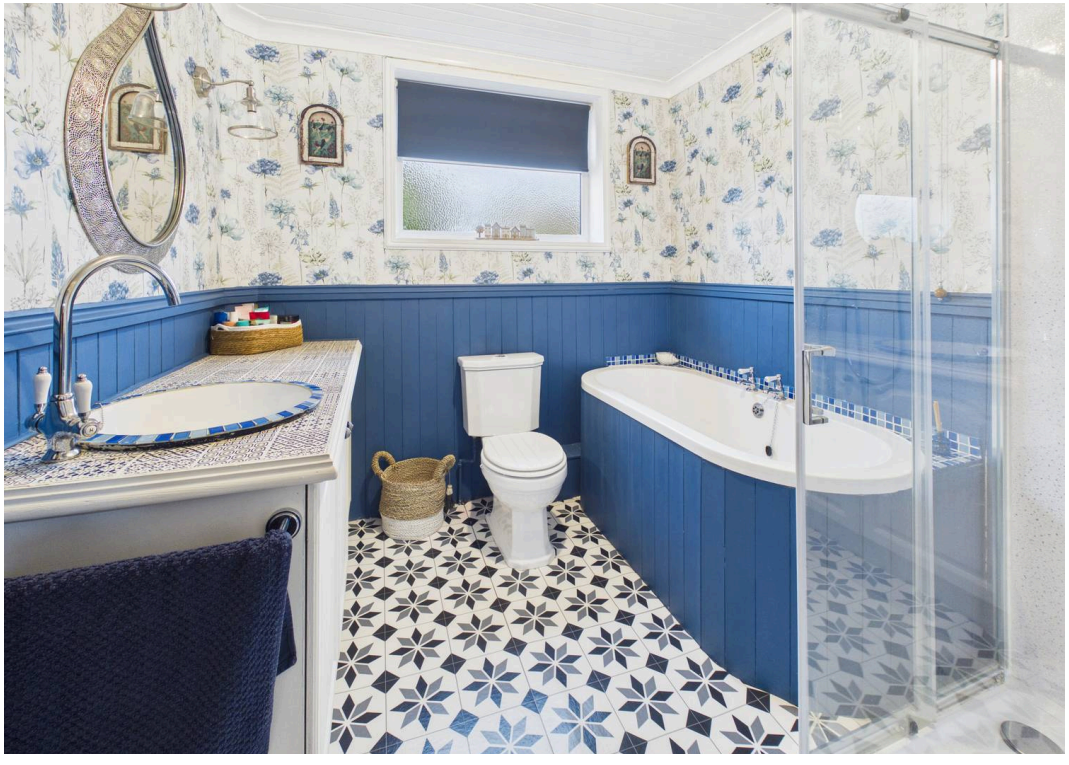
- Well-presented and extended traditional detached family home on a good-sized plot
- Convenient location close to schools, shops and bus routes
- Generous dual-aspect lounge with a feature fireplace
- Inviting entrance hallway with a practical ground floor WC
- L-shaped dining kitchen with a vaulted ceiling and twin skylights
- Charming shaker style fitted kitchen with a range of integrated appliances
- Spacious light-filled rear conservatory with lovely garden views
- Delightful four-piece family bathroom with a feature double-ended bath
- Generous west-facing rear garden with a detached conservatory outbuilding
- Gated side hardstanding with expansion potential plus a garage and driveway

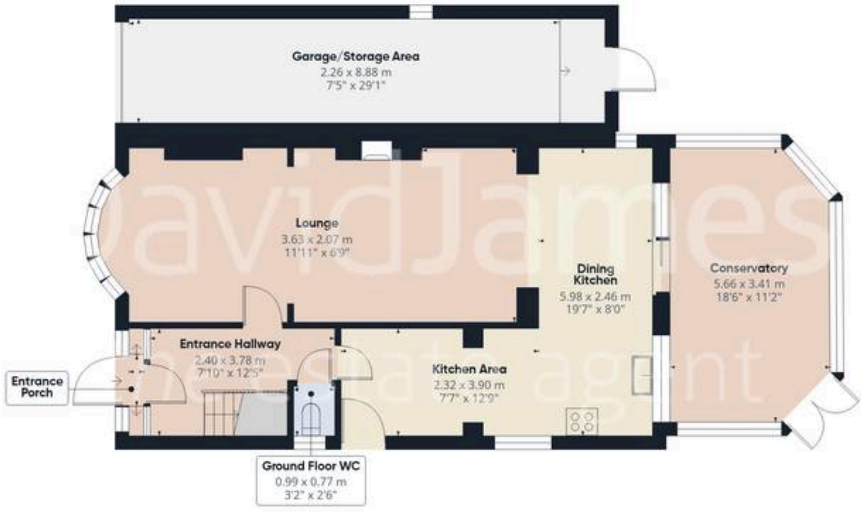








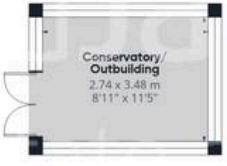




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

149.5 m²

1609 ft²

Reduced headroom

1.1 m²

12 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.

GIRAFFE360



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