



8 Forester Grove, Carlton – NG4 1FR

Guide Price £300,000

DavidJames
the estate agent



8 Forester Grove

Carlton, Nottingham

GUIDE PRICE £300,000–£325,000 Extended 4 bed detached house with no onward chain, close to Carlton's amenities, schools and bus services. 3 spacious reception rooms, 2 bathrooms, driveway and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious and extended detached family home
- Close to Carlton's amenities, schools and regular bus services
- Offered to the market with no upward chain
- Three good-sized reception rooms (separate lounge, dining room and sitting room)
- Bright and spacious breakfast kitchen with tiled flooring
- Four bedrooms (with three generously sized doubles)
- Rear bedroom with access to the balcony with far-reaching views
- Two bathrooms (ground floor bathroom four-piece suite, first floor three-piece suite)
- Established and well-maintained rear garden with patio, lawn and mature planting
- Driveway and garage providing off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

141.3 m²

1522 ft²

Reduced headroom

0.7 m²

7 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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