



**22 Palmer Crescent, Carlton - NG4 1ER**

Guide Price **£290,000**





## 22 Palmer Crescent

Carlton, Nottingham

Stylishly-presented 3 bed detached home in a quiet cul-de-sac! Subject to a wealth of recent improvements and offering a lounge/diner, modern kitchen and stylish shower room plus garden and driveway!

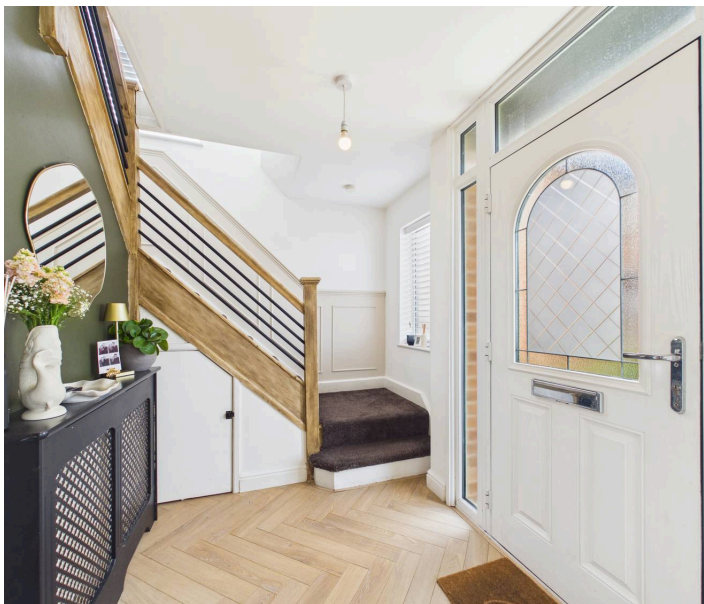
Council Tax band: C

Tenure: Freehold

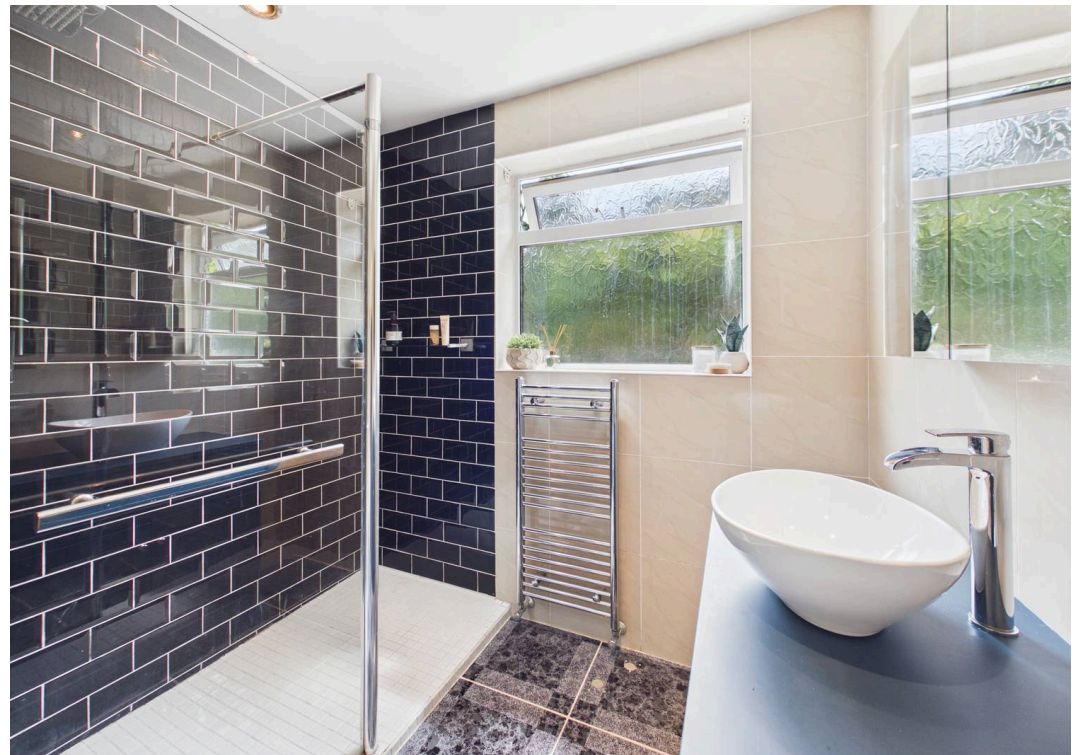
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stylishly-presented and extended detached family home
- Offered to the market with no upward chain
- Cul-de-sac position close to Carlton's amenities, schools and excellent commuter bus links
- Welcoming entrance hallway with herringbone-style flooring and storage
- Spacious lounge/dining room featuring a bow window, log-burning stove and French doors
- Superb and modern breakfast kitchen with integrated appliances and a breakfast bar
- Three well-presented bedrooms (bedroom two with fitted wardrobes)
- Contemporary three-piece shower room (including a walk-in enclosure with rainfall-style shower)
- Southerly-facing and low-maintenance rear garden with a decked patio seating area
- Block-paved driveway providing convenient off-street parking for multiple vehicles









Floor 0

Approximate total area<sup>(1)</sup>

83.2 m<sup>2</sup>  
895 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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