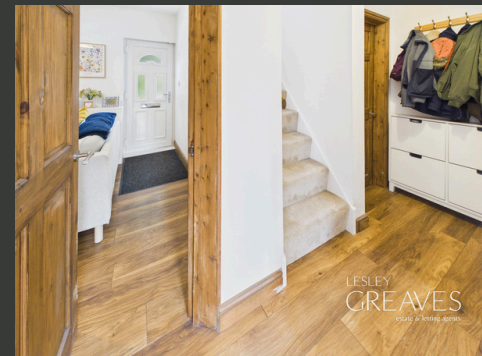




# £220,000

BURTON CLOSE  
CARLTON

- TWO BEDROOMS
- KITCHEN/DINER
- PRIVATE GARDEN
- DRIVEWAY
- CLOSE TO AMENITIES
- EPC D



## Two-Bedroom Semi-Detached Home in a Cul-de-Sac Location

INTRODUCING THIS BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME, OCCUPYING AN ATTRACTIVE POSITION WITHIN A QUIET AND HIGHLY DESIRABLE CUL-DE-SAC. OFFERING EXCELLENT OUTDOOR SPACE, THIS PROPERTY IS PERFECTLY SUITED TO FIRST-TIME BUYERS, DOWNSIZERS AND INVESTORS ALIKE.

CONVENIENTLY LOCATED CLOSE TO A RANGE OF LOCAL AMENITIES, REPUTABLE SCHOOLS AND EXCELLENT TRANSPORT LINKS, THE PROPERTY PROVIDES BOTH COMFORT AND PRACTICALITY.

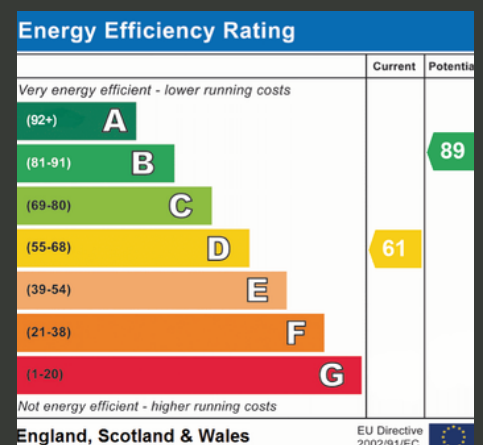
UPON ENTERING, YOU ARE GREETED BY A LIGHT-FILLED AND WELCOMING LIVING ROOM, OFFERING A COMFORTABLE AND INVITING SPACE IN WHICH TO RELAX AND UNWIND. TO THE REAR, THE MODERN FITTED KITCHEN/DINER OFFERING AMPLE STORAGE, GENEROUS WORKTOP SPACE AND ROOM FOR DINING, WITH DIRECT ACCESS TO THE REAR GARDEN, MAKING IT IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING. AN INNER HALLWAY PROVIDES ACCESS TO A USEFUL STORAGE AREA WITH POWER.

TO THE FIRST FLOOR ARE TWO GENEROUSLY PROPORTIONED DOUBLE BEDROOMS, BOTH OFFERING COMFORTABLE AND VERSATILE ACCOMMODATION, TOGETHER WITH A CONTEMPORARY THREE-PIECE BATHROOM SUITE.

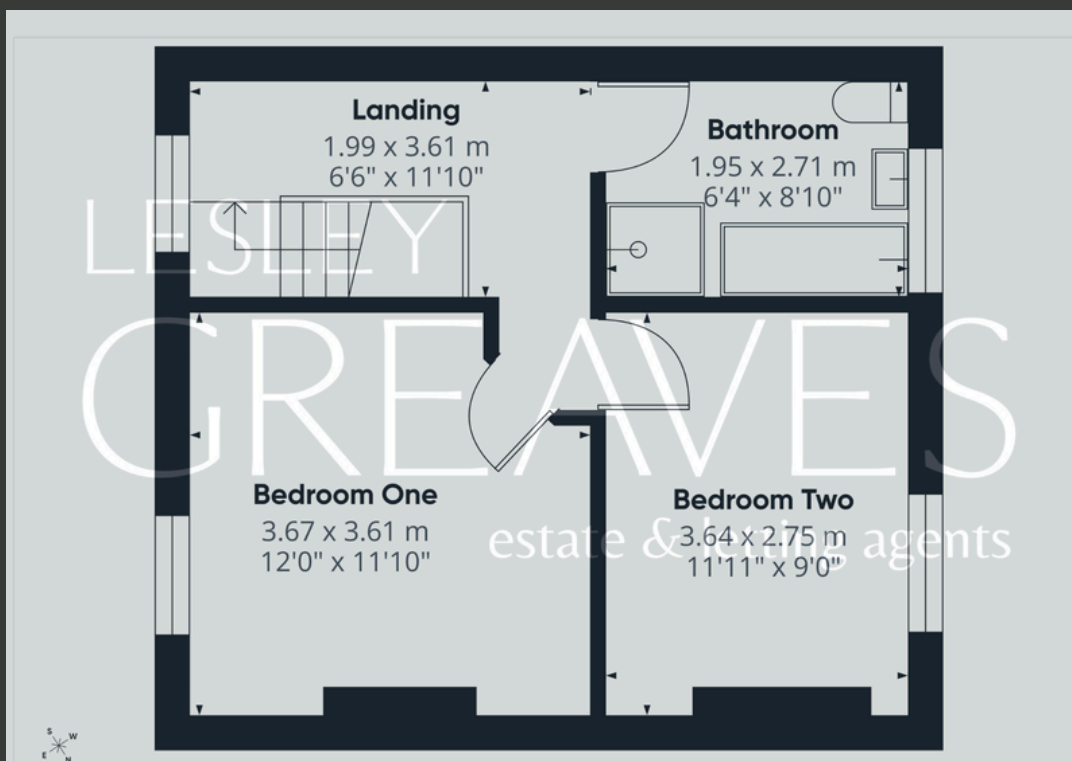
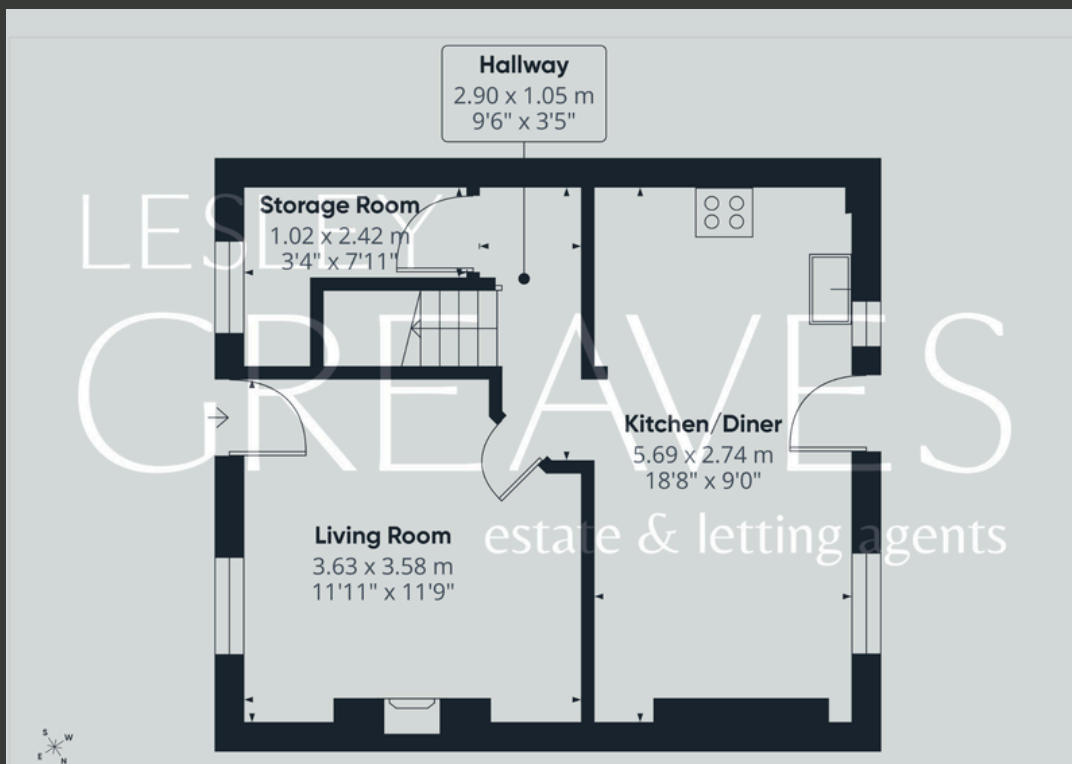
EXTERNALLY, THE PROPERTY ENJOYS OFF-ROAD PARKING TO THE FRONT. THE GENEROUS REAR GARDEN FEATURES A RAISED DECKED SEATING AREA, PAVED PATIO AND LAWNED GARDEN, CREATING A SUPERB SPACE FOR OUTDOOR ENTERTAINING, FAMILY GATHERINGS AND ENJOYING THE WARMER MONTHS. THE GARDEN IS FULLY ENCLOSED AND BENEFITS FROM A HIGH DEGREE OF PRIVACY, COMPLEMENTED BY MATURE TREES AND ESTABLISHED BOUNDARIES.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION, OUTDOOR SPACE AND SOUGHT-AFTER LOCATION ON OFFER.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 71 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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