



36 Poplar Close, Carlton – NG4 1HF

Guide Price £375,000



36 Poplar Close

Carlton, Nottingham

Spacious 4 bed detached home on a prime cul-de-sac corner plot with landscaped gardens, garage and large drive, 2 reception rooms and both a bathroom and en-suite!

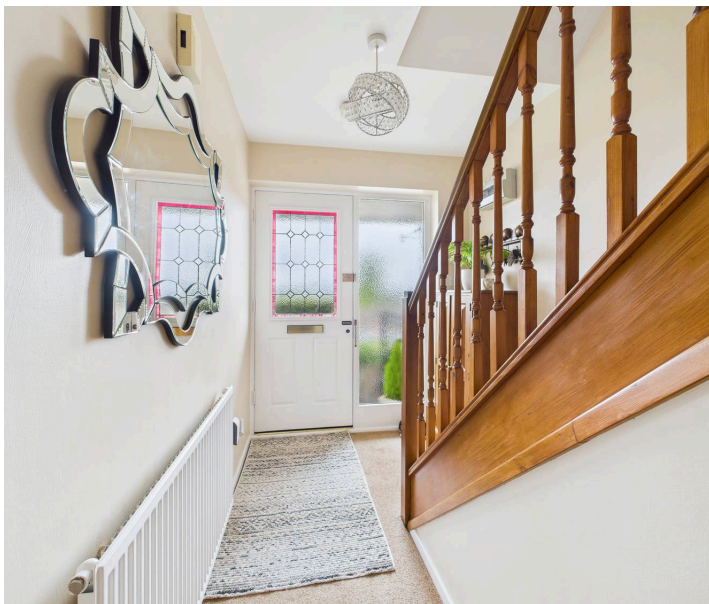
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home, owned since new, on what was originally the largest plot available
- Prime corner plot at the end of a quiet cul-de-sac with far-reaching views
- Four well-proportioned double bedrooms, including one with en-suite shower and built-in wardrobes
- Two versatile reception rooms
- Kitchen with integrated cooking appliances, and separate utility room with garden access
- Ground Floor Wc for added convenience
- Contemporary family bathroom featuring marble-effect tiling, rainfall shower, and chrome heated towel rail
- Expansive driveway comfortably accommodating up to four vehicles plus a double-height garage
- Landscaped tiered rear garden with multiple zones designed for relaxation and outdoor entertaining
- Summer house with power, decorative lighting, and integrated vertical decking storage solutions









Floor 0



Floor 1

Approximate total area⁽¹⁾
106.6 m²
1147 ft²

Reduced headroom
0.1 m²
1 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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.