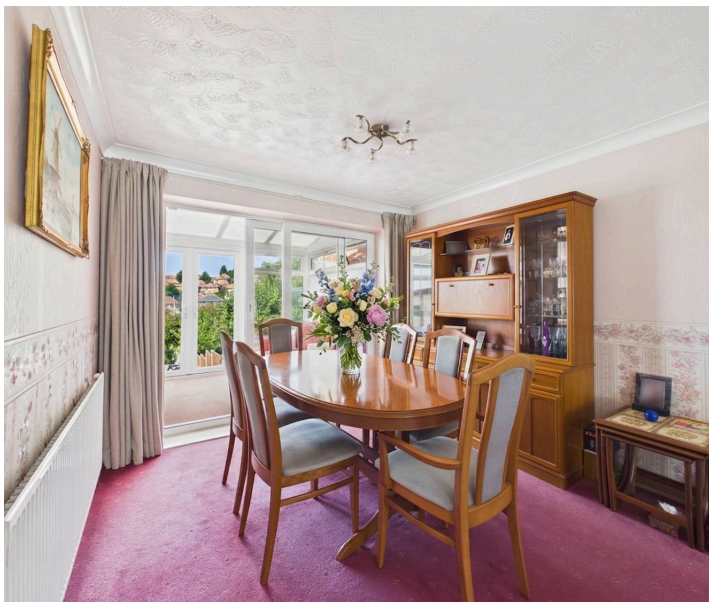




58 South View Road, Carlton – NG4 3QL

Guide Price **Guide Price £240,000**

DavidJames
the estate agent



58 South View Road

Carlton, Nottingham

3 bed semi-detached home offering excellent views, a generous garden and versatile interiors – all within easy reach of nearby amenities, frequent bus links and popular schools. Viewing recommended!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached family home on a generous plot
- Conveniently positioned for easy access to Carlton's nearby amenities, schools and supermarkets
- Ideal for families, first-time buyers and commuters with nearby regular transport links
- Spacious dual-aspect lounge/dining room with a feature fireplace
- Superb conservatory with excellent views and French doors to the garden
- Contemporary kitchen with fitted units, ample worktop space and integrated appliances
- Three well-proportioned first floor bedrooms
- First floor family bathroom with a three-piece white suite and over-bath shower
- Generous westerly-facing rear garden featuring lawn and an initial feature patio seating area
- Multi-vehicle driveway leading to a brick-built garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

96.6 m²

1040 ft²

(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



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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.