



2c Coningswath Road, Carlton - NG4 3SH

Guide Price £260,000 - £270,000



2c Coningswath Road

Carlton, Nottingham

GUIDE PRICE £260,000–£270,000 Modern 2 bed detached dormer home close to amenities and set back from the roadside! Offering open-plan kitchen, large lounge, bathroom, shower room, garden and parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern detached dormer home set back from the roadside
- A short walk from local amenities and frequent transport links
- Ideal for first-time buyers, downsizers and small families alike
- Bright and spacious open-plan dining kitchen with French doors
- Fully fitted kitchen with integrated cooking appliances
- Two well-proportioned ground floor double bedrooms
- Versatile first-floor 'L' shaped lounge/family room
- Spacious first-floor bathroom and separate ground floor shower room
- Private enclosed rear garden with patio, lawn and gravel
- Block paved driveway providing off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾
88 m²
947 ft²

Reduced headroom
11.3 m²
122 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.

GIRAFFE 360



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