



DavidJames
the estate agent

Campbell Drive, Carlton, Nottingham, NG4 1RH

Guide Price £210,000

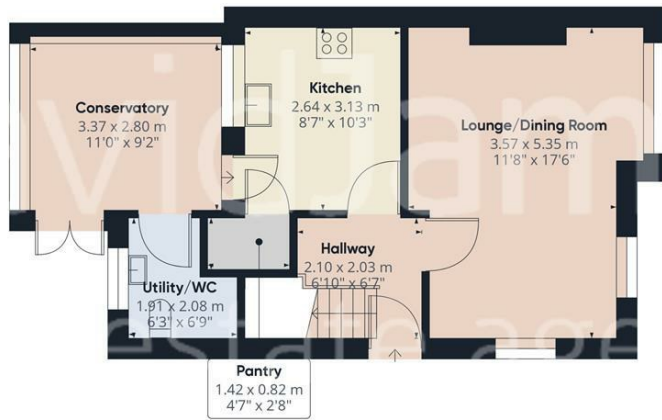
About This Property

NO UPWARD CHAIN! This traditional style semi-detached house in Carlton offers a blend of classic features and modern amenities. With three bedrooms, this home is perfect for families. As you step inside, you're greeted by an entrance hall with a tiled floor. The lounge/dining room boasts a fireplace and natural light from windows on two sides. The breakfast kitchen features modern style units, a tiled floor, and integrated oven and hob, complemented by a pantry with a cold slab. There is also a utility room/ground floor WC and a conservatory with French doors to the rear garden. To the first floor, you'll find a shower room with an electric shower and a separate WC. Outside, a garage provides storage, two driveways provide ample off-road parking, also giving potential space for a motorhome or caravan. The good-sized lawned rear garden with both rear and side patios for outdoor enjoyment.

- Traditional style semi-detached house sold with no upward chain
- Three bedrooms
- Entrance hall with tiled floor, lounge/dining room with fireplace and windows to two elevations
- Breakfast kitchen with modern units, tiled floor and integrated oven and hob, pantry with cold slab
- Convenient utility room/ground floor Wc and a conservatory with French doors leads to the rear garden
- First floor shower room with electric shower and separate Wc
- The benefit of gas central heating
- Two driveways provide off road parking(potential space for a motorhome or caravan)
- Good sized lawned rear garden with established shrubs and both rear and side patio
- Situated in a popular residential location, close to ample amenities and transport links







Floor 0



Floor 1

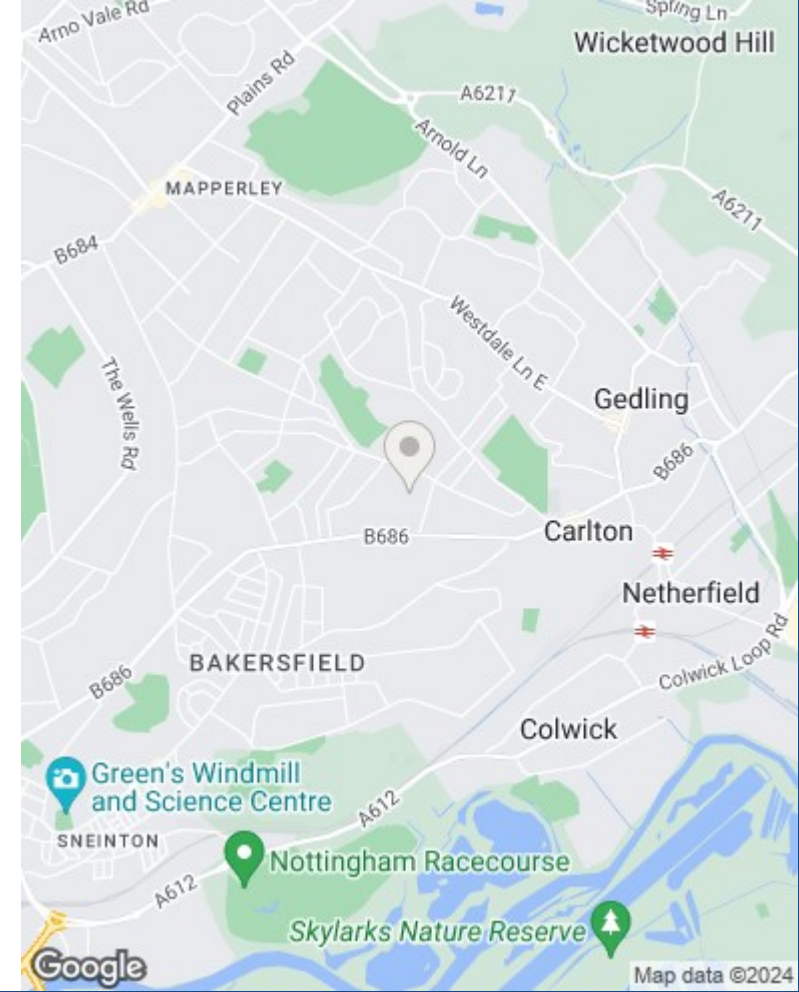


Approximate total area[®]
83.42 m²
897.96 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Gedling Borough Council
Freehold

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