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**DavidJames**  
the estate agent

**Fraser Road, Carlton, Nottingham, NG4 1NQ**

**Guide Price £280,000**

# About This Property

GUIDE PRICE £280,000 - £290,000. Welcome to this three storey semi-detached family home, perfectly positioned within easy reach of Carlton and Mapperley's array of amenities. This delightful residence is well-served by frequent bus services and a selection of schools, making it an ideal setting for family living.

Upon entering, you're greeted by an entrance hall, which offers practical understairs storage and the panel for the annually serviced burglar alarm system. There is also access to a convenient utility/WC with space for laundry appliances. The lounge boasts a feature log burner that creates a cozy and inviting atmosphere. The highlight of this property is the superb modern dining kitchen, complete with an integrated dishwasher, ample space for freestanding appliances and French doors that flood the space with natural light. Adding to the versatility of this home is a second sitting room, which can easily serve as an office or playroom.

The accommodation comprises four well-proportioned bedrooms, with three located on the first floor and one on the top floor. The top floor bedroom enjoys the luxury of an en-suite shower room, whilst the first-floor main bedroom is equipped with fitted wardrobes. The family bathroom is modern and well-appointed, featuring a three-piece suite, electric shower and towel radiator.

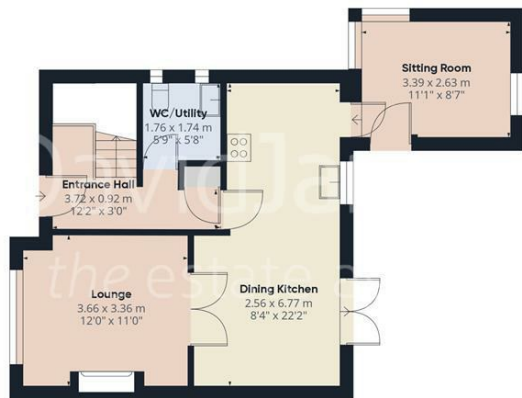
Outside, the property boasts a lawned rear garden, complete with a feature covered patio seating area which provides a fantastic outdoor space for relaxing or entertaining. The gated driveway at the front offers off-street parking, with further timber gates opening to the side of the house and providing additional useful space.



- Semi-detached family home
- Within easy reach of both Carlton and Mapperley's amenities
- Welcoming entrance hall with WC/utility
- Lounge with feature log burner
- Superb modern dining kitchen with French doors
- Versatile second sitting room/play room/home office
- Four bedrooms (top floor bedroom with en-suite)
- Modern bathroom with white suite, electric shower and towel radiator
- Lawned rear garden with feature covered patio seating area
- Gated driveway providing off-street parking







Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

119.95 m<sup>2</sup>  
1291.11 ft<sup>2</sup>

**Reduced headroom**

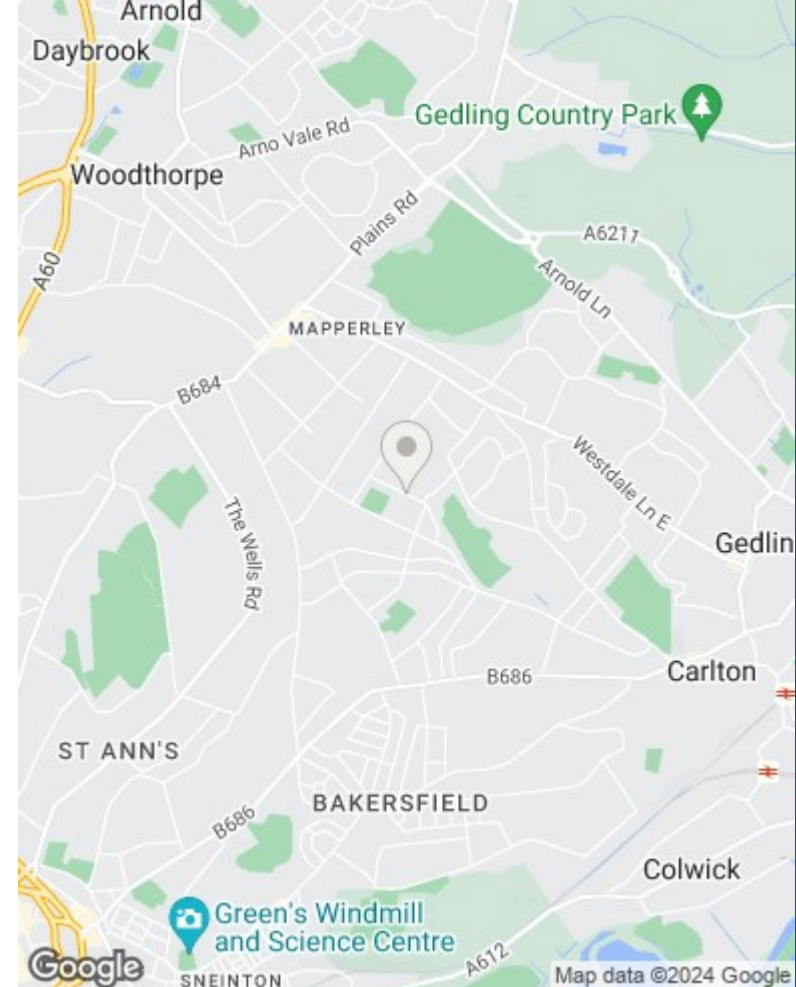
9.17 m<sup>2</sup>  
98.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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