



3



2



1



D

DavidJames
the estate agent

South View Road, Carlton, Nottingham, NG4 3QW

Guide Price £270,000

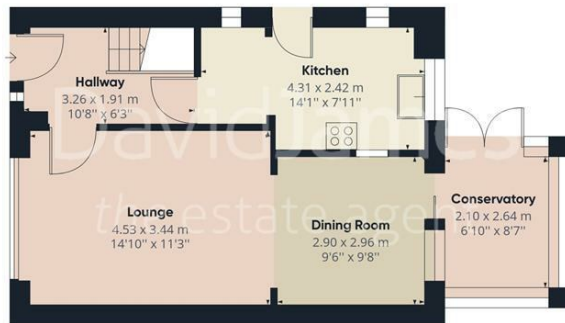
About This Property

VIEWING HIGHLY RECOMMENDED! A 3 bedroom detached family home, situated at the head of the cul-de-sac and within easy reach of frequent bus services in addition to both Carlton and Mapperley's excellent amenities! There's an entrance hall with useful under-stairs storage, a spacious lounge with an adjoining dining room, versatile conservatory as well as a modern refitted kitchen with a generous range of units and an integrated Bosch oven and electric hob. Upstairs, the bedrooms are complemented by a variety of fitted/in-built wardrobes and a family bathroom with a modern white suite including a separate shower cubicle with an electric shower. Outside, the well maintained garden is mainly lawned with well stocked borders, a patio area and greenhouse whilst off-street parking is provided by a driveway for multiple vehicles which in turn leads to the detached garage.



- Detached family home situated in a cul-de-sac
- 3 bedrooms (with a variety of fitted/in-built wardrobes)
- Entrance hall with useful under-stairs storage
- Spacious lounge with feature fireplace
- Adjoining dining room
- Versatile conservatory with French doors
- Modern kitchen with an ample range of units and integrated Bosch oven with hob
- Family bathroom with white suite and separate shower cubicle
- Well maintained lawned garden with patio area and greenhouse
- Driveway for multiple vehicles and detached garage



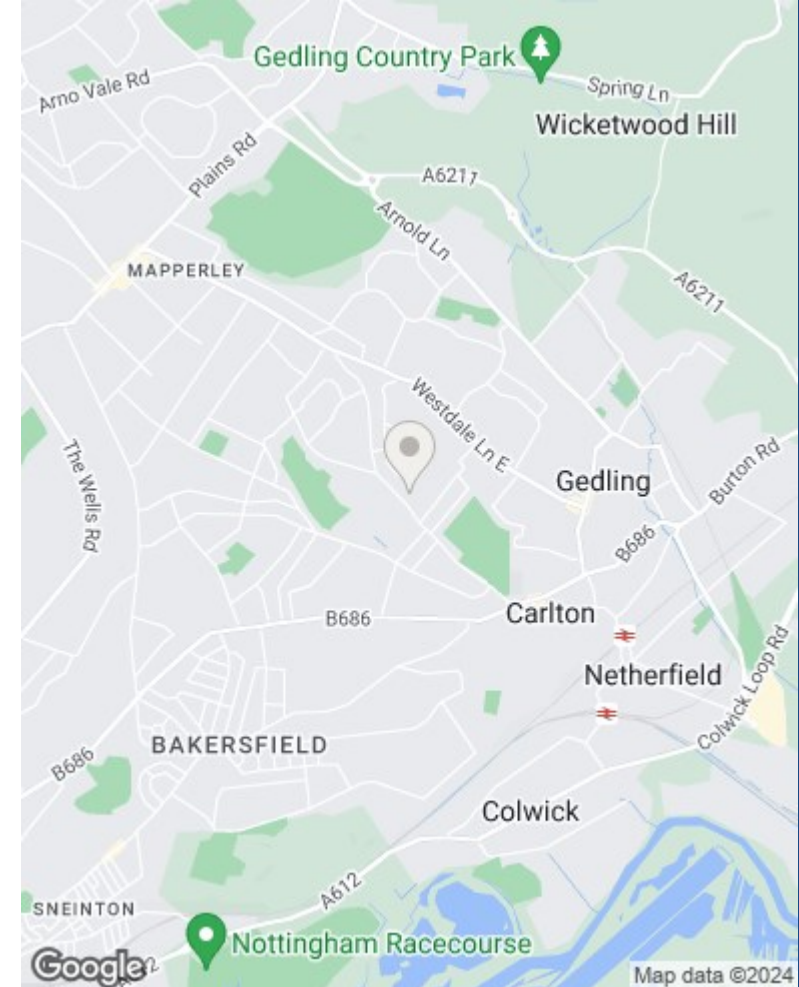


Approximate total area⁽¹⁾
89.38 m²
962.07 ft²

(1) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

