



**47 Campbell Drive, Carlton, Nottingham, NG4 1RD**

Guide Price **£260,000**

**DavidJames**  
the estate agent





## 47 Campbell Drive

Carlton, Nottingham

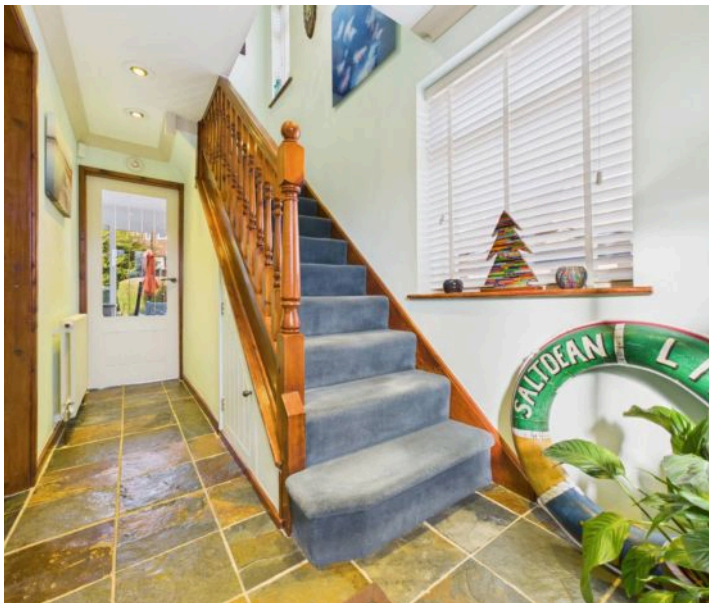
Well presented and extended three bedroom semi-detached house. Well-maintained interior. Lovely garden space and ample parking. Book a viewing to explore further.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

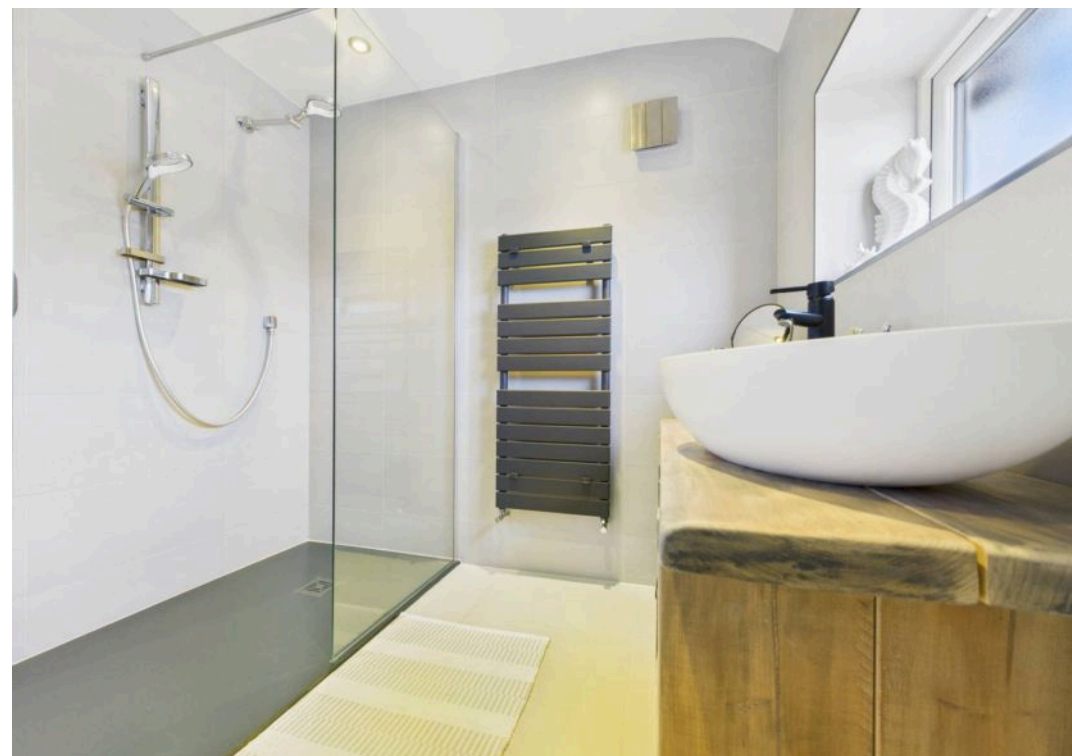
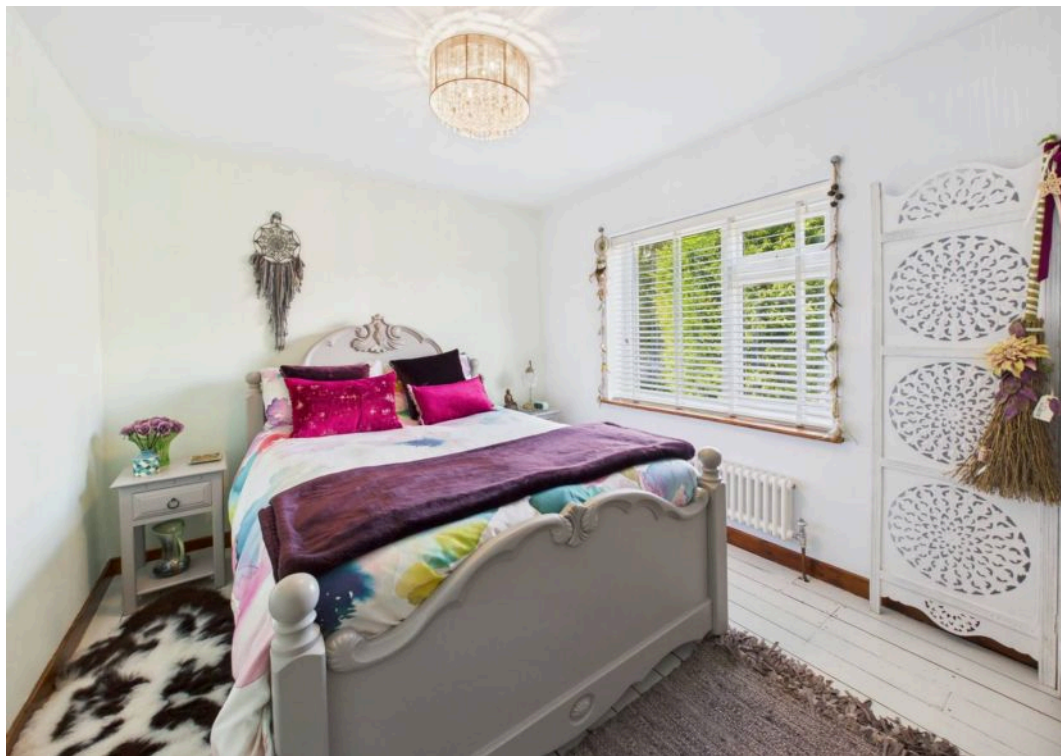
- Well presented and extended traditional style semi-detached house
- Three good sized bedrooms, with exposed and painted floorboards
- Entrance hall with slate tiled flooring
- Lounge with period style fireplace with gas fire
- Dining room with slate tiled flooring and patio doors to the rear garden
- Extended kitchen with panelled units, Iroko timber worktops, under cupboard lighting, slate flooring and integrated appliances
- Stylish shower room/Wc with walk-in shower area and Halo shower
- Combination gas central heating, UPVC double glazing, alarm system, CCTV system
- Paved courtyard-style patio area and lawned garden area with established borders
- Tandem block paved driveway, partially separated by timber gates, provides ample off road parking













Floor 0



Floor 1

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

86.69 m<sup>2</sup>

933.13 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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