



76 Redland Grove, Carlton – NG4 3EU

Guide Price **£375,000**



76 Redland Grove

Carlton, Nottingham

Stylish 4-bed semi-detached home with easy access to excellent local amenities! 2 reception spaces, superb kitchen, versatile loft space and a 4-piece bathroom plus a landscaped garden and driveway!

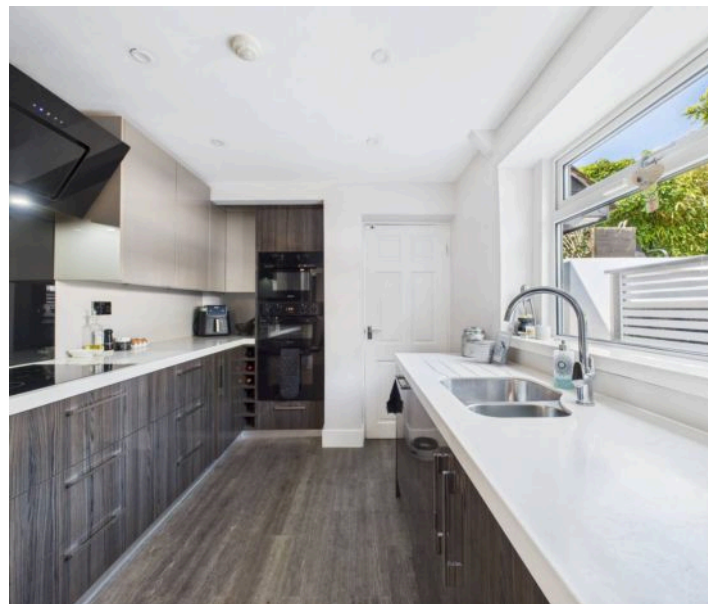
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully presented semi-detached family home
- Within easy reach of both Gedling and Carlton's amenities, schools and frequent transport links
- Two bright and flexible reception rooms (current lounge and separate sitting/dining room)
- Sleek contemporary kitchen with integrated appliances and a separate utility space
- Convenient downstairs WC
- Four well-proportioned first floor bedrooms
- Superb and versatile loft space with Velux-style windows
- Modern family bathroom with a four-piece suite (including a separate shower cubicle)
- Landscaped and contemporary rear garden with artificial lawn and generous patio seating space
- Large block-paved driveway with ample space for multiple vehicles









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

128 m²

1378 ft²

Reduced headroom

10.5 m²

113 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.