



**29 Dale View Road, Nottingham – NG3 7AJ**

Guide Price **£425,000**

**DavidJames**  
the estate agent





## 29 Dale View Road

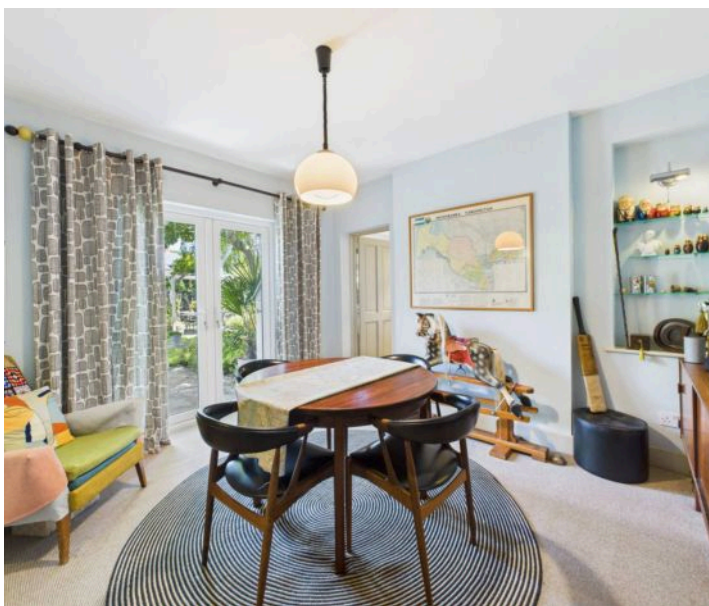
Nottingham, Nottingham

Beautifully-presented and extended detached home blending period charm with modern comforts – a short walk from Carlton Hill's amenities! 3 reception rooms, 4 beds and a beautiful established garden!

Council Tax band: C

Tenure: Freehold

- Well-presented detached family home
- Ideally positioned for access to Carlton Hill's nearby amenities, frequent buses and schools
- Thoughtfully updated throughout to blend period charm with tasteful modern upgrades
- Spacious family-sized layout with three reception rooms and four versatile bedrooms
- Bespoke handcrafted kitchen with integrated cooking appliances
- Initial welcoming entrance hall with a convenient downstairs WC
- Contemporary four-piece bathroom (including both a bath and separate shower enclosure)
- Upgrades including Worcester combi boiler, steel-framed gates and hardwood front door
- Picturesque cottage-style garden with mature planting, shed, pergola and a private patio area
- Garage providing off-street parking or handy storage













Floor 0



Floor 1

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

128.1 m<sup>2</sup>

1378 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

4 ft<sup>2</sup>

(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

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