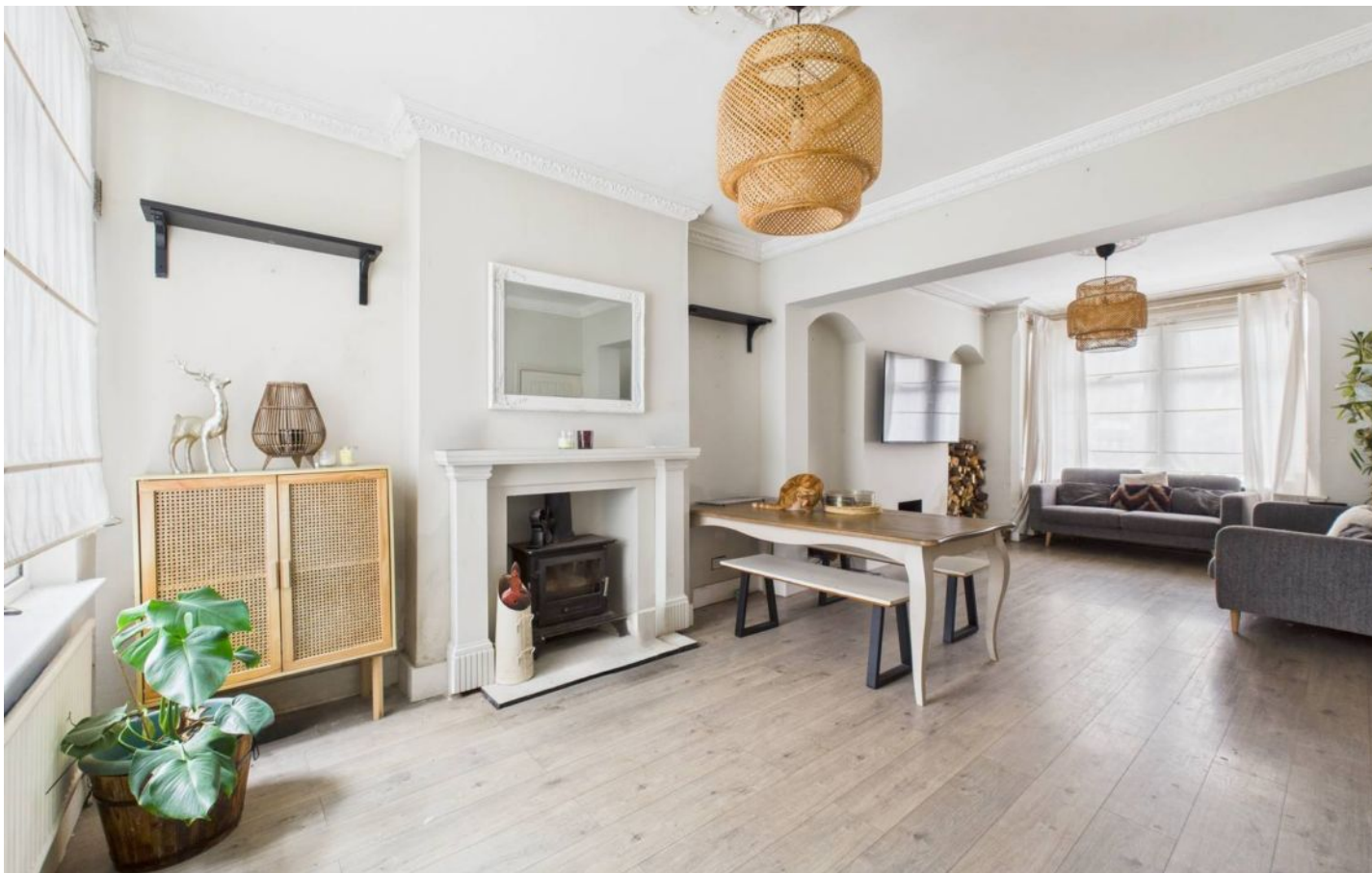




311 Carlton Hill, Carlton – NG4 1GL

Guide Price **£250,000**

DavidJames
the estate agent



311 Carlton Hill

Carlton, Nottingham

Semi-detached family home on Carlton Hill with excellent amenities, schools & bus links. Spacious lounge/dining room, breakfast kitchen, 4 beds, south-facing rear garden & office/studio outbuilding.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious, three-storey semi-detached family home in a convenient location
- Situated on Carlton Hill, with excellent local amenities, City-bound bus services and easy access to nearby schools
- Practical entrance porch and entrance hallway (giving access to the lounge/dining room and first-floor)
- Generously sized lounge/dining room featuring a bay window and a multi-burner stove fireplace
- Modern breakfast kitchen with white gloss units with contemporary handles, kitchen island and integrated cooking appliances
- Four bedrooms over two floors (three of which are bright and spacious double bedrooms)
- Family bathroom suite with a feature corner bath, shower over the bath and tiled flooring
- Gas central heating with a combination boiler
- Good-sized south-facing rear garden with patio, lawned area, decked seating area and outside store (currently used as a utility room)
- Versatile office/studio outbuilding (with light







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

110.6 m²

1192 ft²

(1) Excluding balconies and terraces

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.