



**56 Violet Road, Carlton – NG4 3QP**

Guide Price **£360,000**

**DavidJames**  
the estate agent



## 56 Violet Road

Carlton, Nottingham

Spacious 4-bed bungalow. Landscaped garden. Panoramic views, elevated deck, large lounge/dining room, modern kitchen. Ideal for single-storey living. Prime Cul-de-Sac location and private driveway.

Council Tax band: C

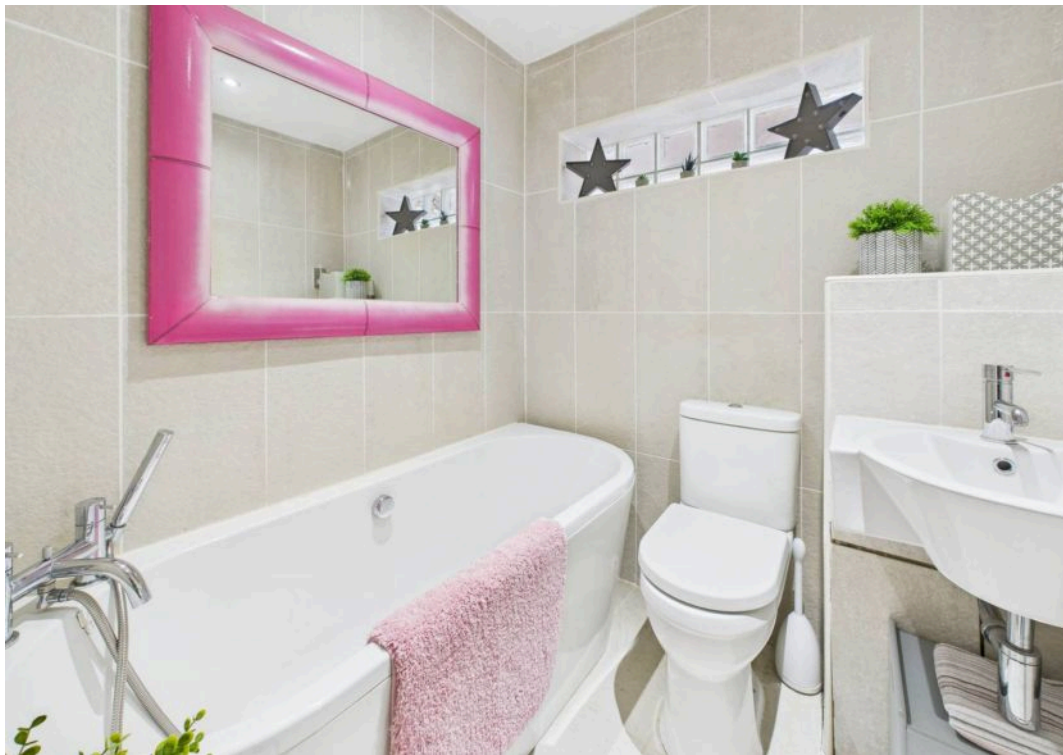
Tenure: Freehold

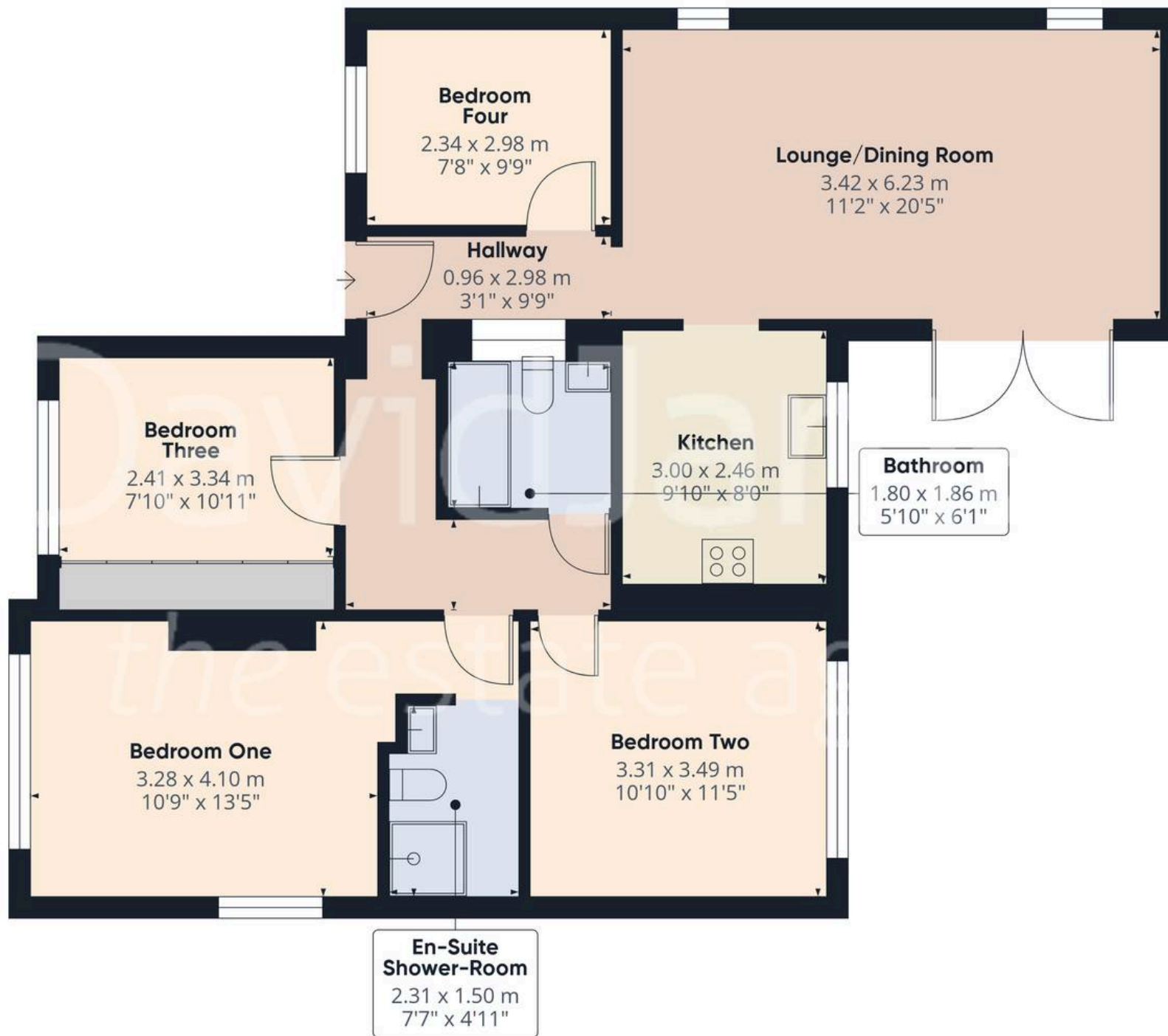
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spacious detached bungalow in a quiet cul-de-sac location
- Four well-proportioned bedrooms, each with TV and telephone sockets
- Elevated position with panoramic views of the surrounding area
- Bright and airy lounge/dining room with direct access to raised decked terrace
- Modern kitchen with underfloor heating, double oven, five-burner gas hob, integrated fridge freezer, and dishwasher plumbing
- Primary bedroom with en-suite shower room
- Modern family bathroom with contemporary fittings
- Landscaped tiered rear garden with raised decking, sleepers, and low-level mood lighting
- Benefits from solid oak internal doors throughout, Logic gas combination boiler and hard-wired smoke alarm and burglar alarm for peace of mind
- Close to schools, shops, public transport, and recreational facilities







**Approximate total area<sup>(1)</sup>**  
86.4 m<sup>2</sup>  
931 ft<sup>2</sup>

(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.

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## David James Estate Agents

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