



29 Dale View Road, Nottingham – NG3 7AJ

Guide Price **£400,000 – £425,000**

DavidJames
the estate agent



29 Dale View Road

Nottingham, Nottingham

Guide Price £400,000–£425,000. Beautifully-presented and extended detached home blending period charm with modern comforts – a short walk from Carlton Hill's amenities! Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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⁽¹⁾

128.1 m²

1378 ft²

Reduced headroom

0.3 m²

4 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.

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