



3 West View Road, Carlton – NG4 3FF

Guide Price £280,000



3 West View Road

Carlton, Nottingham

NO CHAIN! Beautiful traditional semi-detached home in a fantastic location! Two bright and spacious reception rooms, three bedrooms, south-facing rear garden with summerhouse and off street parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautiful and well-presented traditional semi-detached family home
- Fantastic location in walking distance of local amenities, schools and bus services
- Stunning entrance hallway with decorative glazed front door and decorative tiled flooring
- Traditional kitchen with a range of wood-effect units, worktops and a Belfast sink
- Stunning lounge with a beautiful feature decorative fireplace with views over the rear garden
- Separate spacious dining room with feature decorative fireplace
- Bright and airy sunroom with feature window overlooking the rear garden and patio door
- Three bright and airy bedrooms with wood-effect flooring (including two doubles bedrooms)
- Traditional bathroom suite with feature freestanding bath, high level style WC, decorative column radiator and decorative glazed window
- Enclosed large south-facing rear garden with patio, lawn, summerhouse and an off-street parking space to the front





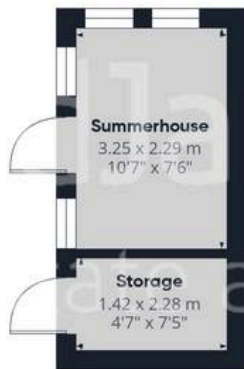




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

82.7 m²

891 ft²

Reduced headroom

0.8 m²

9 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.