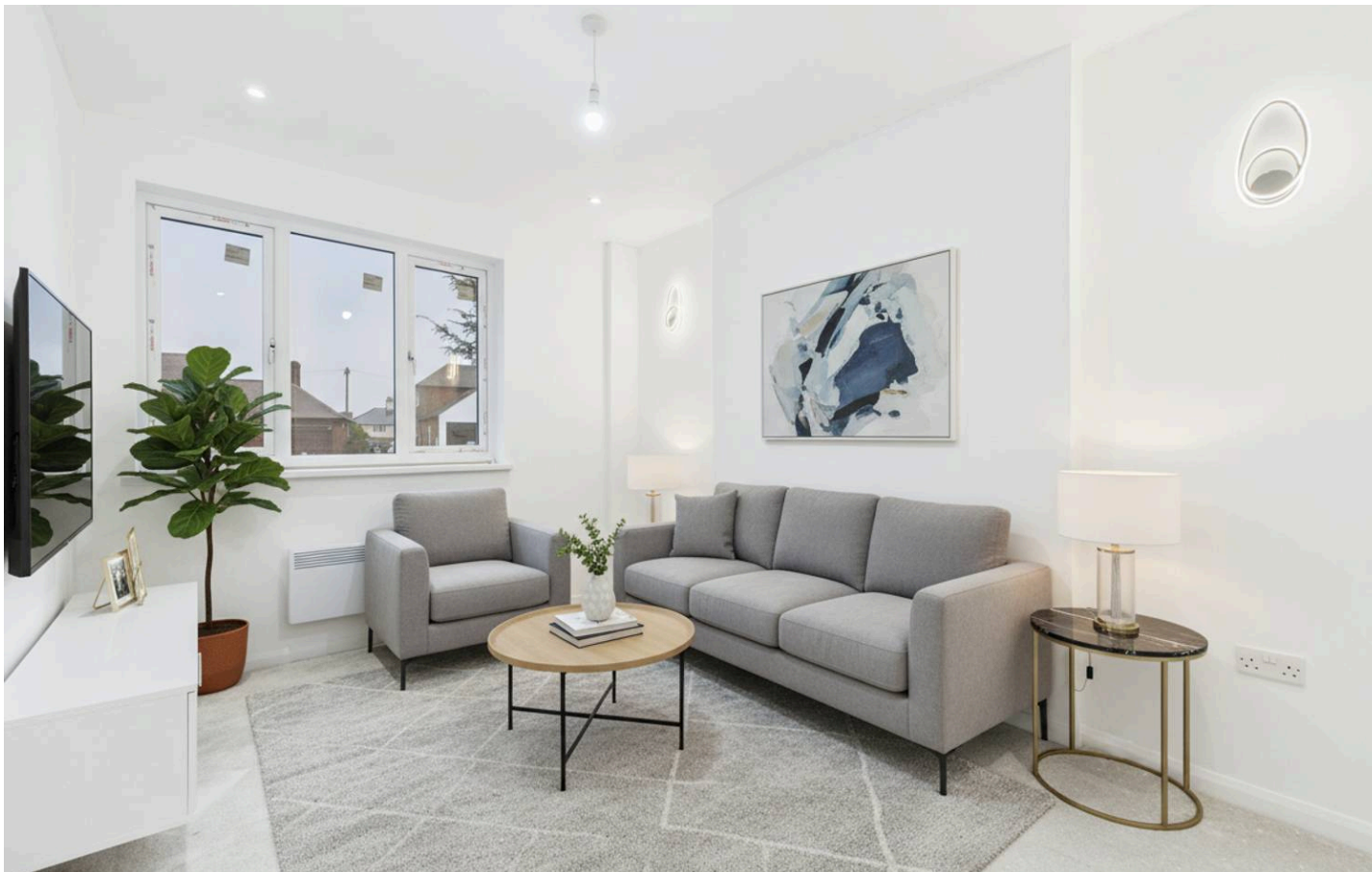




**406 Carlton Hill, Carlton - NG4 1JA**

Guide Price **£325,000**

**DavidJames**  
the estate agent



## 406 Carlton Hill

Carlton, Nottingham

Superb and extensively improved 3 bed detached home in Carlton with no chain! Offering 2 reception spaces, modern kitchen and contemporary shower room plus a low-maintenance garden and parking!

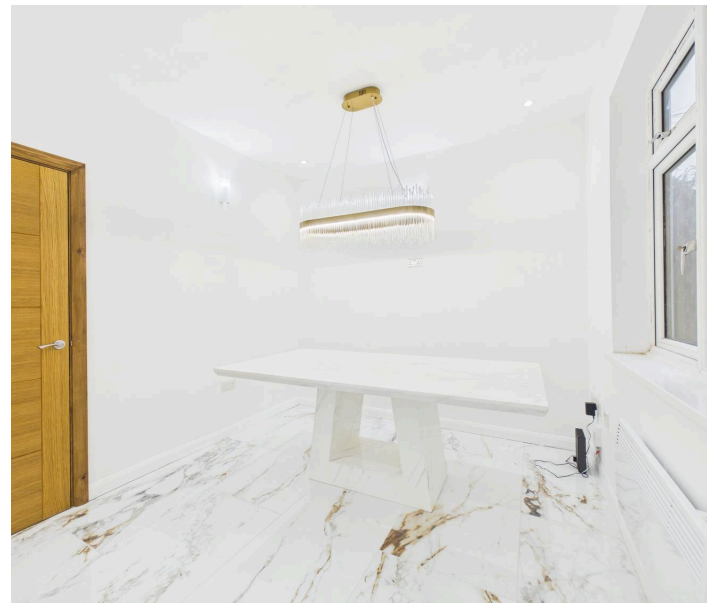
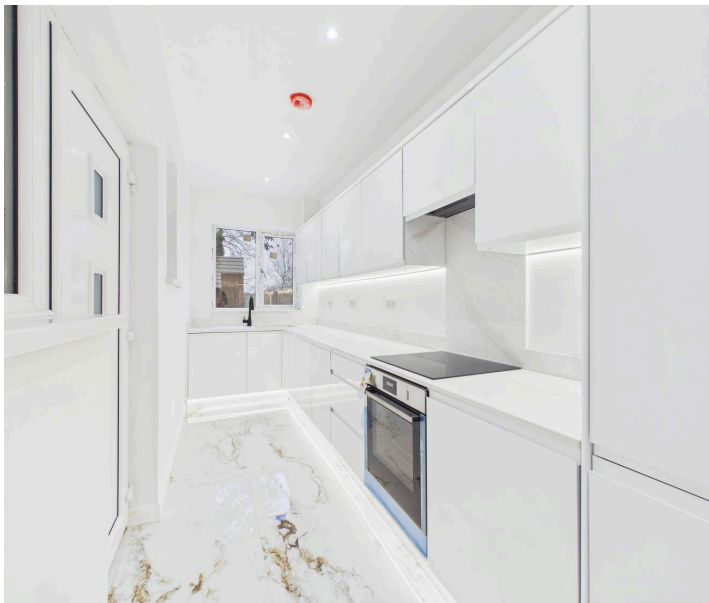
Council Tax band: B

Tenure: Freehold

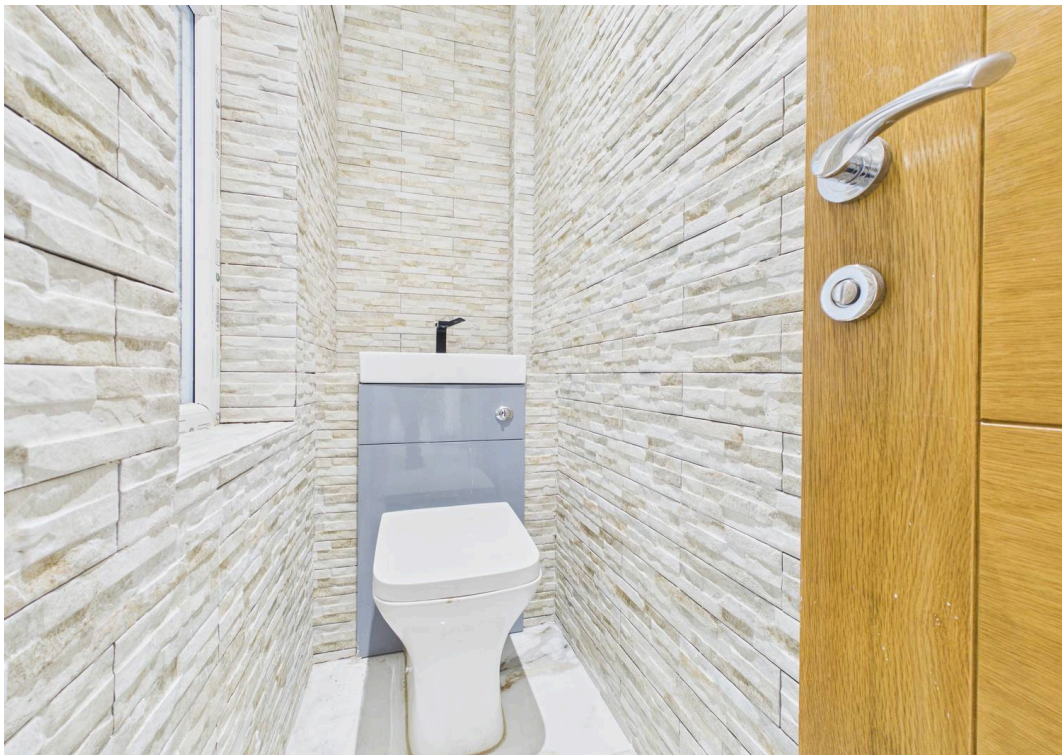
EPC Energy Efficiency Rating: F

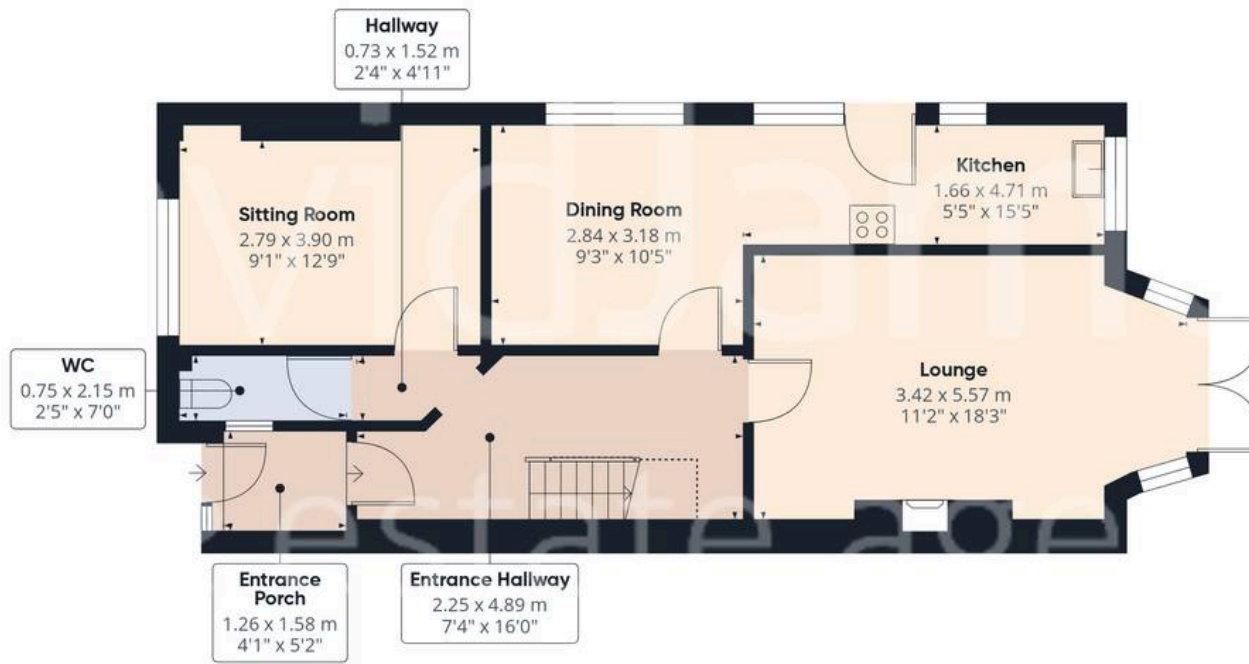
EPC Environmental Impact Rating:

- Superb detached family home
- Available with no upward chain and extensively improved under the current ownership
- Conveniently located within walking distance of Carlton's amenities and transport links
- Welcoming entrance porch with porcelain tiled flooring flowing into the spacious hallway
- Two versatile reception rooms (including a lounge with feature fireplace and French doors plus a flexible second room)
- Stylish dual-aspect dining kitchen with high-gloss units, marble-effect work surfaces and integrated appliances
- Generous dining area enhanced by statement light fittings
- Three well-presented double bedrooms with soft carpeting and neutral décor
- Contemporary shower room with double enclosure and chrome rainfall shower plus an additional ground-floor WC
- Good-sized enclosed rear garden and off-street parking to the front









Floor 0



Floor 1



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

113 m<sup>2</sup>

1217 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>

17 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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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.