



**90 Southdale Drive, Carlton - NG4 1BZ**

Guide Price **£280,000**





## 90 Southdale Drive

Carlton, Nottingham

PERFECT SEMI-DETACHED FOR FIRST-TIME BUYERS, GROWING FAMILIES AND INVESTORS! Close to amenities and bus links featuring generous lounge, spacious dining kitchen, three bedrooms and good-sized garden.

Council Tax band: B

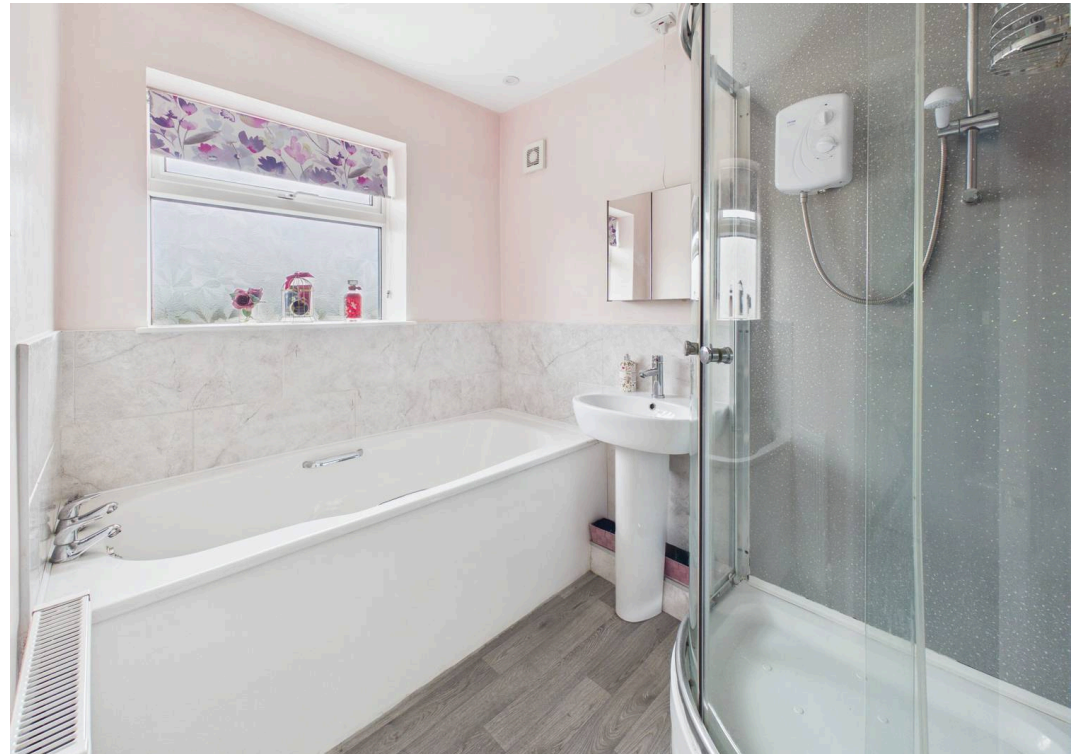
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached home offering spacious accommodation
- Conveniently positioned near amenities and regular bus routes
- Ideal for first-time buyers, growing families and investors
- Generously sized dual aspect lounge with feature bay window and French doors
- Impressive dining kitchen with shaker units and integrated cooking appliances
- Three well-proportioned first-floor bedrooms
- Bright and spacious main bedroom with fitted wardrobes
- Three-piece bathroom suite with shower enclosure alongside separate WC
- Gas central heating powered by a combination boiler
- Good-sized rear garden with large patio, lawn and decked seating area







Floor 0

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

91.5 m<sup>2</sup>  
986 ft<sup>2</sup>

**Reduced headroom**

2.5 m<sup>2</sup>  
27 ft<sup>2</sup>



Floor 1



(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](mailto:carlton@david-james.com) • [www.david-james.com](http://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.