





Guide Price £200,000-£210,000

Conway Crescent, Carlton, Nottingham NG4 2PZ

EPC Rating D



A much improved terraced family home, in a cul-de-sac position and offered for sale with no upward chain

In brief, there's a porch to the front leading to an entrance lobby which has stairs to the first floor and doors to the living room and to the kitchen. The living room has dual aspect windows and a log burning stove. The kitchen has been re-fitted with Shaker style units and wooden work surfaces incorporating a ceramic sink, fitted oven, gas hob and a stainless steel extractor. There are spaces for a fridge freezer and for an under counter dishwasher. An opening leads to a breakfast area with a fitted bar which could also be utilised as a study, also with an under stair storage cupboard, door to the rear garden and a door to the utility room/WC where there are matching base and wall units with a sink, low level WC and under counter space for a washing machine.

To the first floor are three good size bedrooms, with built in storage cupboards to bedrooms one and two. A re-fitted four piece bathroom with both a bath and separate shower cubicle with an electric shower completes the accommodation.

To the front is a short walkway to the property and double gates to an enclosed yard at the front. To the rear is a generous garden requiring landscaping.

Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold
- Council Tax Band A

PORCH 6' 5" x 2' 9" (1.96m x 0.84m)

LOBBY 4' 4" x 2' 9" (1.32m x 0.84m)

LIVING ROOM 17' 4" x 9' 11" into recess (5.28m x 3.02m)

KITCHEN 11' 2" x 9' 10" (3.4m x 3m)

BREAKFAST ROOM / STUDY 9' 0" x 5' 9" (2.74m x 1.75m)

UTILITY ROOM WC 5' 8" x 4' 7" (1.73m x 1.4m)

BEDROOM ONE 10' 8" x 10' 2" into recess (3.25m x 3.1m)

BEDROOM TWO 10' 1" x 9' 10" into recess (3.07m x 3m)

BEDROOM THREE 10' 8" into recess x 6' 10" (3.25m x 2.08m)

BATHROOM 13' 2" x 7' 0" maximum measurements (4.01m x 2.13m)





# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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