



**126 Campbell Drive, Carlton – NG4 1RH**

Guide Price **£230,000**





## 126 Campbell Drive

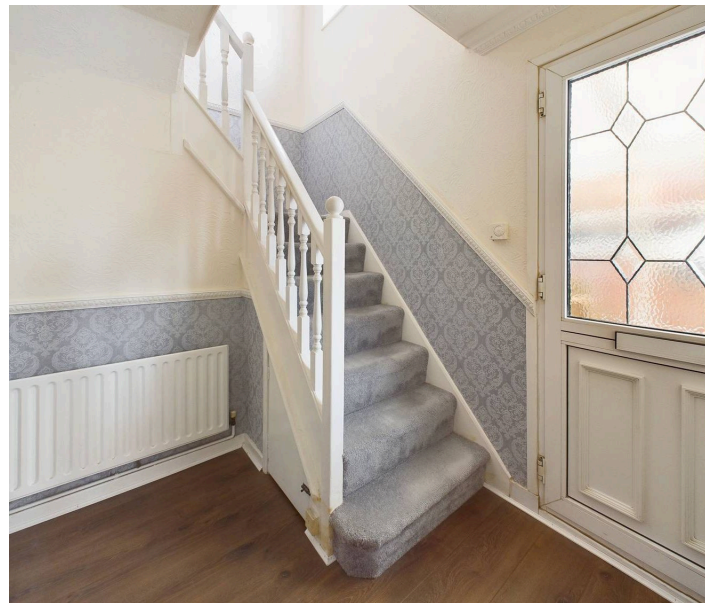
Carlton, Nottingham

Three-bed semi-detached house with private driveway, lounge/dining room, breakfast kitchen, conservatory, utility area, modern shower room, and spacious rear garden. Perfect for families or first-time buyers. Close to amenities.

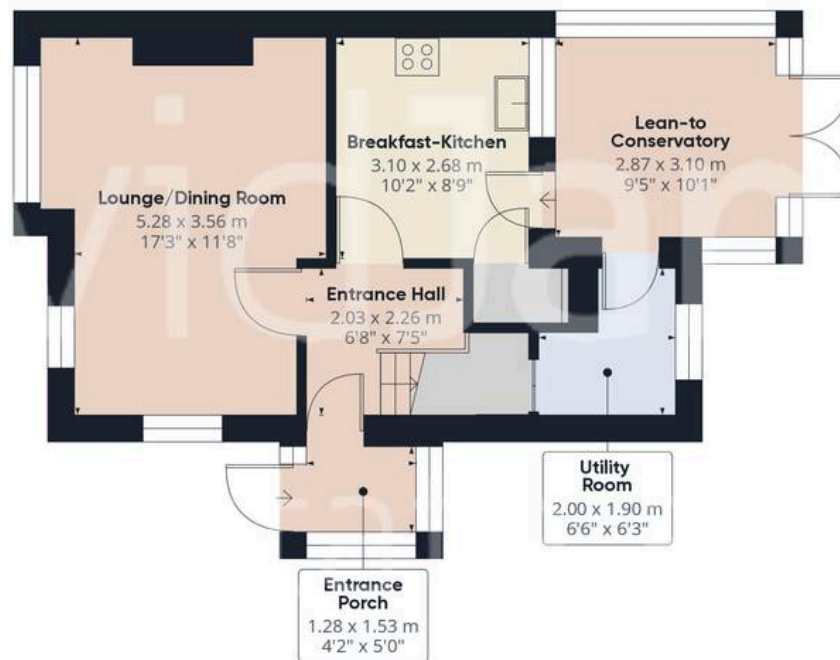
Council Tax band: B

Tenure: Freehold

- Semi-detached home in popular residential area
- Three bedrooms, two double bedrooms and one guest/study room
- Private driveway with wrought iron gated access
- Spacious lounge/dining room with soft carpeting, electric fireplace and dual aspect windows
- Functional breakfast kitchen
- Lean-to conservatory with garden views
- Generous utility area accessed from the conservatory for extra storage
- Modern shower room with separate WC
- Well maintained rear garden with patio and lawn
- Close proximity to a wide range of local amenities, schools and public transport links







Floor 0

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

81.88 m<sup>2</sup>

881.36 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## David James Estate Agents

David James Estate Agents, 317 Carlton Hill - NG4 1GL

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.