



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

Guide Price **£300,000**







## 404 Carlton Hill

Carlton, Nottingham

GUIDE PRICE £300,000 - £325,000 Modern four bedroom family home on Carlton Hill. Contemporary kitchen, spacious living areas, a tranquil rear garden and a private driveway. Ideal for families or professionals!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached property with versatile four-bedroom layout
- Neutrally decorated and move-in ready throughout
- Open-plan living area with dual-aspect windows
- Modern kitchen with solid wooden worktops and integrated appliances
- Multi-fuel stove for cosy evenings
- Bright family bathroom with corner shower and double sinks
- Boarded loft with skylight and easy box-gutter access
- Combi boiler, wireless burglar alarm and mains-operated fire/smoke alarms
- Private rear garden with raised vegetable beds and large timber store
- Spacious driveway with secure modern gates













Floor 0



Floor 1

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

112.29 m<sup>2</sup>  
1208.68 ft<sup>2</sup>

**Reduced headroom**

1.49 m<sup>2</sup>  
16.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

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## 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)

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