



5 Newgate Close, Carlton – NG4 1BA

Offers Over £325,000

DavidJames  
the estate agent



## 5 Newgate Close

Carlton, Nottingham

Immaculately-presented det family home offering spacious and versatile reception space, well-appointed kitchen, 4 beds and a low-maintenance garden. Viewing recommended! Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Immaculately-presented detached family home
- Within easy reach of Carlton's nearby amenities, schools and frequent bus services
- Inviting and neutrally decorated lounge with a focal point fire
- Bright dining room and adjoining sunroom offering panoramic garden views
- Fitted kitchen including freestanding range cooker, washing machine and dishwasher if required
- Downstairs cloakroom/WC for added convenience
- Four well-presented bedrooms
- Modern first floor bathroom with a four-piece suite (including a separate shower cubicle)
- Low-maintenance and hard-landscaped rear garden
- Gated driveway and electric-door garage provide off-street parking for multiple vehicles







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

56.15 m<sup>2</sup>  
604.4 ft<sup>2</sup>

**Reduced headroom**

1.16 m<sup>2</sup>  
12.49 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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