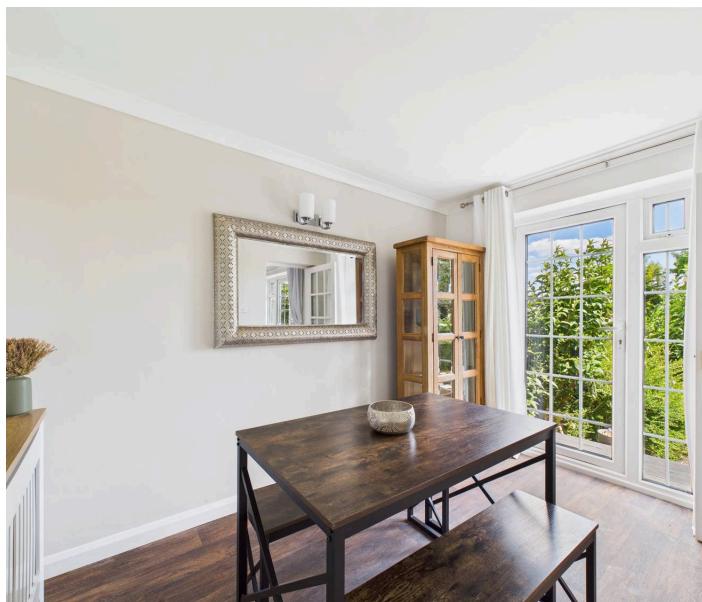




**11 Hillcrest View, Carlton – NG4 1LQ**

Guide Price £200,000 - £220,000

**David James**  
the estate agent



## 11 Hillcrest View

Carlton, Nottingham

GUIDE PRICE £200,000 - £220,000. Delightful semi-detached home in a cul-de-sac position! Modern kitchen, spacious lounge, dining room, 2 double beds, south-easterly garden as well as both a garage and driveway. Ideal first-time buy!

Council Tax band: B

Tenure: Freehold

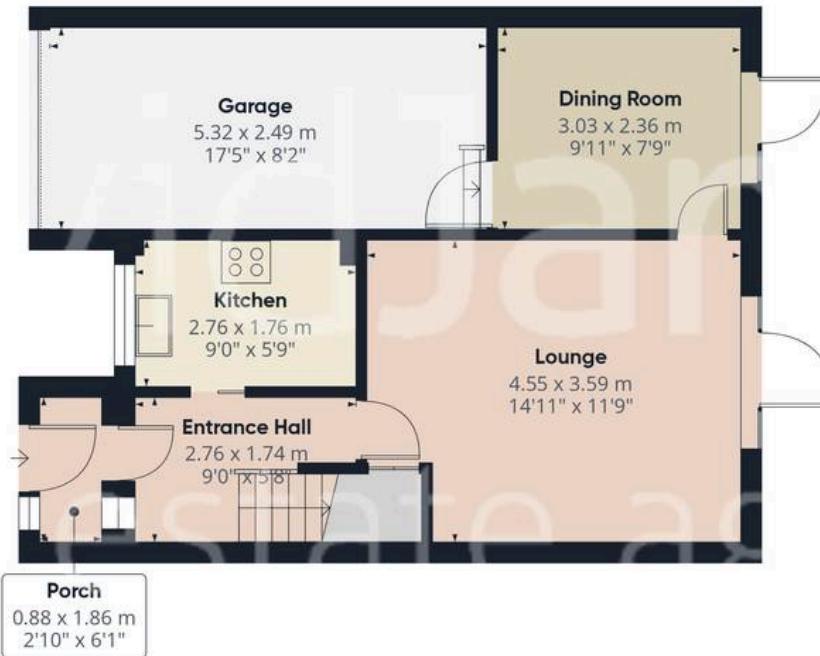
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Superb semi-detached home
- Well-presented throughout
- Cul-de-sac position within easy reach of both Carlton and Mapperley's amenities and schools
- Bright and spacious lounge with patio area access and garden views
- Separate versatile dining room
- Modern fitted kitchen with integrated cooking appliances
- Two first floor double bedrooms
- Bathroom with a three-piece suite
- Fantastic south-easterly facing lawned rear garden with a decked patio seating area
- Driveway and garage provide convenient off-street parking







Floor 0



Floor 1

DavidJames  
the estate agent

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

72 m<sup>2</sup>

775 ft<sup>2</sup>

(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 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.

GIRAFFE360



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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.