



**314 Greenwood Road, Carlton – NG4 1AR**

Guide Price **£400,000**

**DavidJames**  
the estate agent



## 314 Greenwood Road

Carlton, Nottingham

GUIDE PRICE £400,000–£425,000 Immaculate split-level detached family home offering stylishly finished interiors, 3 double bedrooms and a beautiful landscaped garden space plus multi-vehicle parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

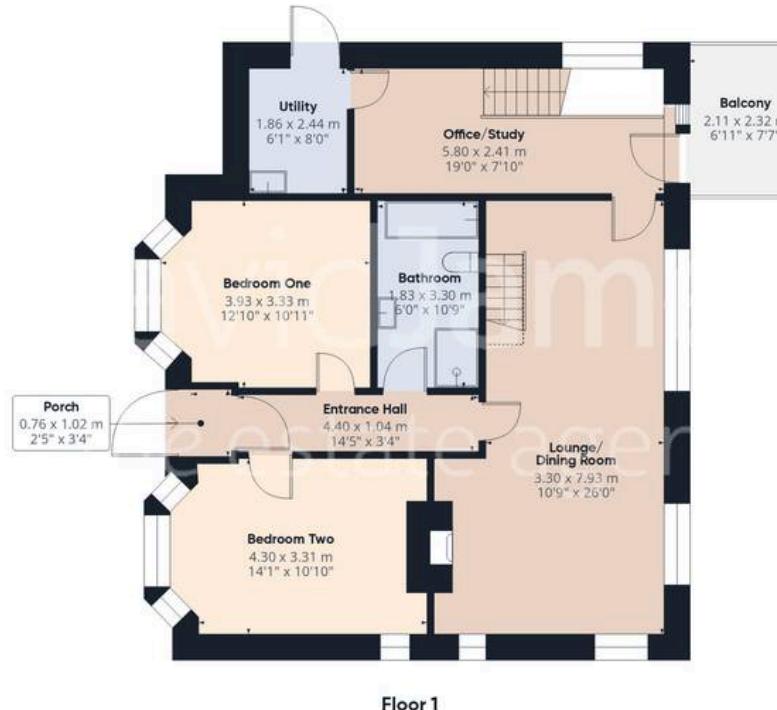
EPC Environmental Impact Rating:

- Split-level detached family home
- Immaculately-presented throughout
- Within easy reach of Carlton and Bakersfield's nearby amenities
- Bright and spacious lounge/dining room with a feature multi-fuel burner
- Versatile home office/study with a feature balcony terrace
- Stunning breakfast kitchen with a range of integrated appliances, large sliding doors and a separate utility room
- Three double bedrooms (two ground floor and one first floor)
- Superb family bathroom with a four-piece suite (including both a bath and walk-in shower)
- Substantial garden incorporating a variety of feature patio seating spaces
- Gated driveway providing off-street parking for multiple vehicles









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

132.5 m<sup>2</sup>  
1425 ft<sup>2</sup>

**Balconies and terraces**

4.9 m<sup>2</sup>  
53 ft<sup>2</sup>

**Reduced headroom**

4.6 m<sup>2</sup>  
49 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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