

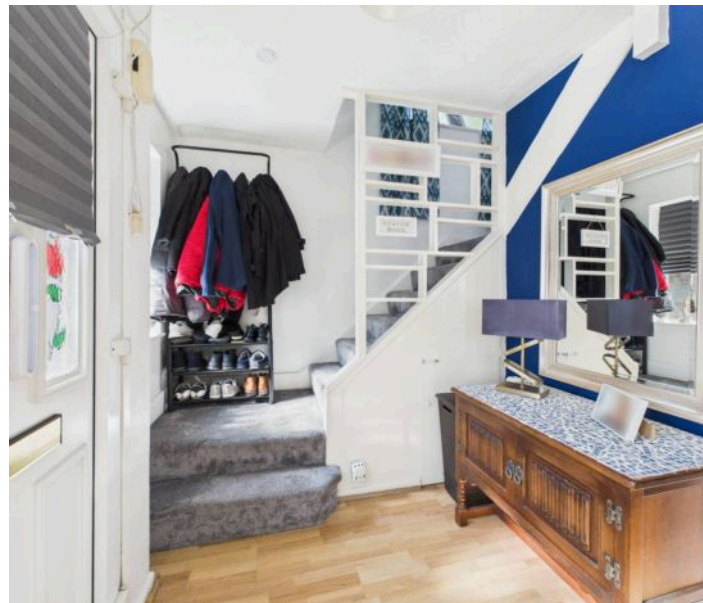


**26 Palmer Crescent, Carlton – NG4 1ER**

Guide Price **£300,000 – £325,000**

**DavidJames**  
the estate agent





## 26 Palmer Crescent

Carlton, Nottingham

Extended detached home within easy reach of Carlton's amenities & schools! 2 reception spaces, breakfast kitchen, 4 beds & a shower room plus a wonderful established garden, drive and large garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

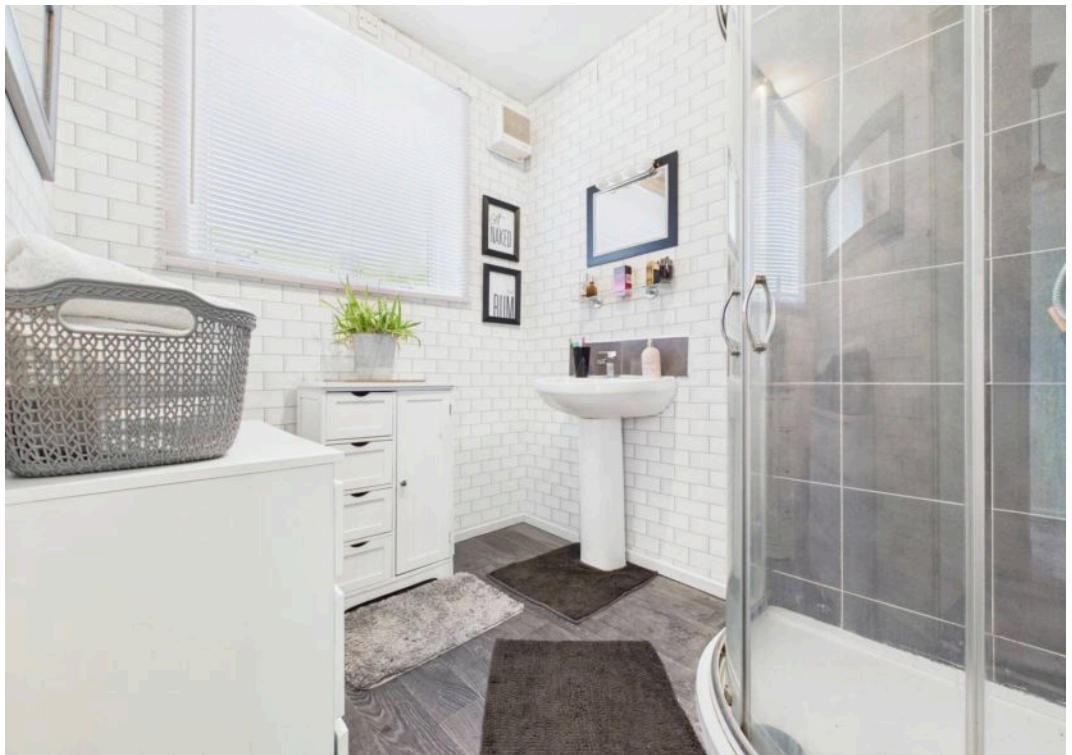
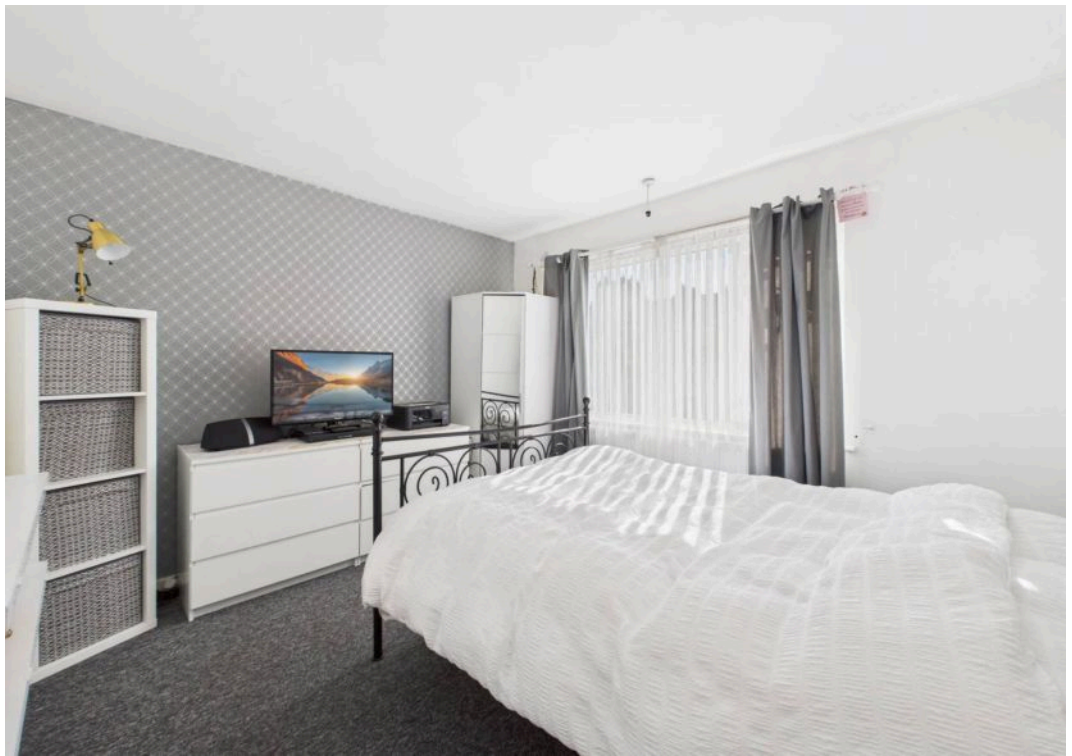
EPC Environmental Impact Rating: E

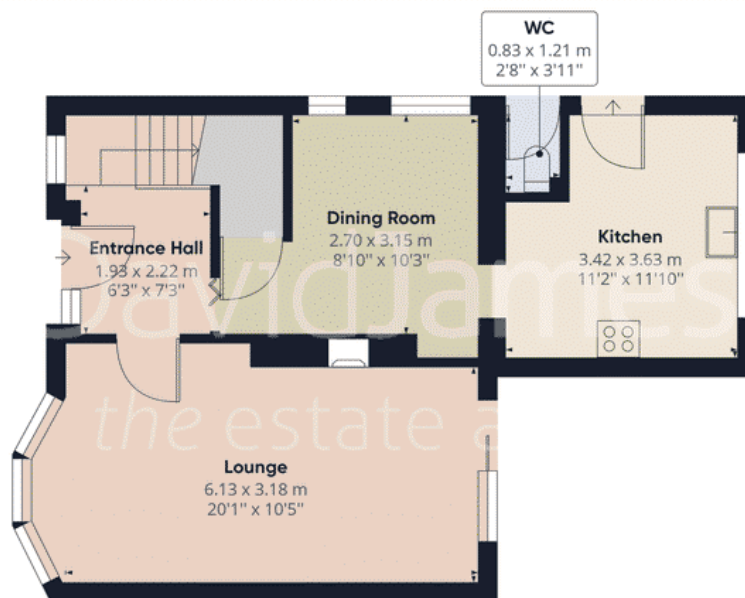
- Extended detached family home situated in a cul-de-sac location
- Within easy reach of Carlton's amenities, schools and bus services
- Entrance hall with useful understairs storage
- Bright and spacious lounge with feature log burner and sliding patio doors
- Separate versatile dining room with pantry
- Fitted kitchen with a breakfast bar and range cooker
- 4 bedrooms (main bedroom with wardrobes and furniture)
- Modern shower room with separate WC
- Generous established rear garden with large decked patio seating area
- Multi-car driveway with detached double garage











**Floor 0**

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

100.61 m<sup>2</sup>

1082.93 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.

GIRAFFE360





## David James Estate Agents

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