



# £210,000-£220,000

GUIDE PRICE

BURTON CLOSE  
CARLTON

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- CLOSE TO AMENITIES
- BATHROOM
- PRIVATE GARDEN
- DRIVEWAY
- EPC D



## Two-Bedroom Semi-Detached Home in a Cul-de-Sac Location

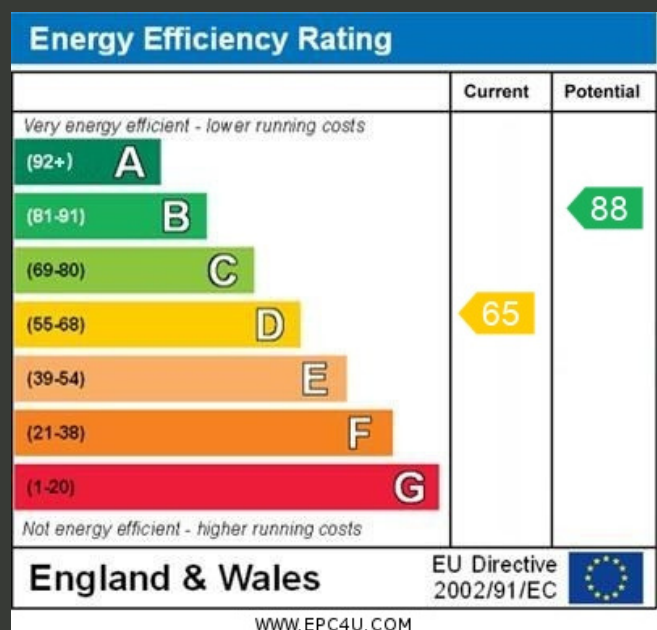
INTRODUCING THIS WELL PRESENTED TWO-BEDROOM SEMI-DETACHED HOME, PERFECTLY SITUATED IN A QUIET CUL-DE-SAC WITHIN A SOUGHT-AFTER AREA THAT COMBINES COMFORT AND CONVENIENCE. IDEALLY POSITIONED CLOSE TO A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS AND EXCELLENT COMMUTING LINKS, THIS PROPERTY IS IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS ALIKE.

UPON ENTERING, YOU'RE GREETED BY A BRIGHT AND SPACIOUS LIVING ROOM. THE HEART OF THE HOME LIES IN THE MODERN FITTED KITCHEN/DINER, OFFERING AMPLE STORAGE, WORKSPACE, AND DIRECT ACCESS TO THE REAR GARDEN PERFECT FOR ENTERTAINING OR FAMILY MEALS. OFF THE INNER HALLWAY, YOU'LL ALSO FIND A USEFUL STORAGE AREA WITH POWER, ALONG WITH A RECENTLY INSTALLED COMBI BOILER, PROVIDING EFFICIENT HEATING AND HOT WATER THROUGHOUT THE HOME.

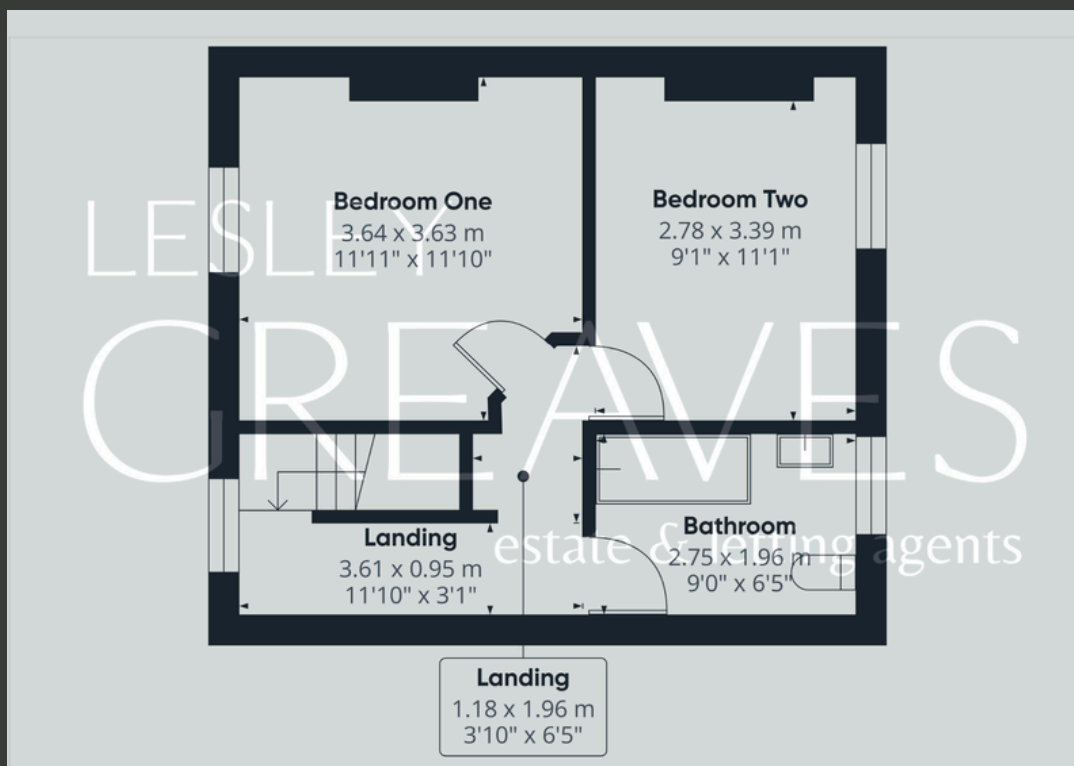
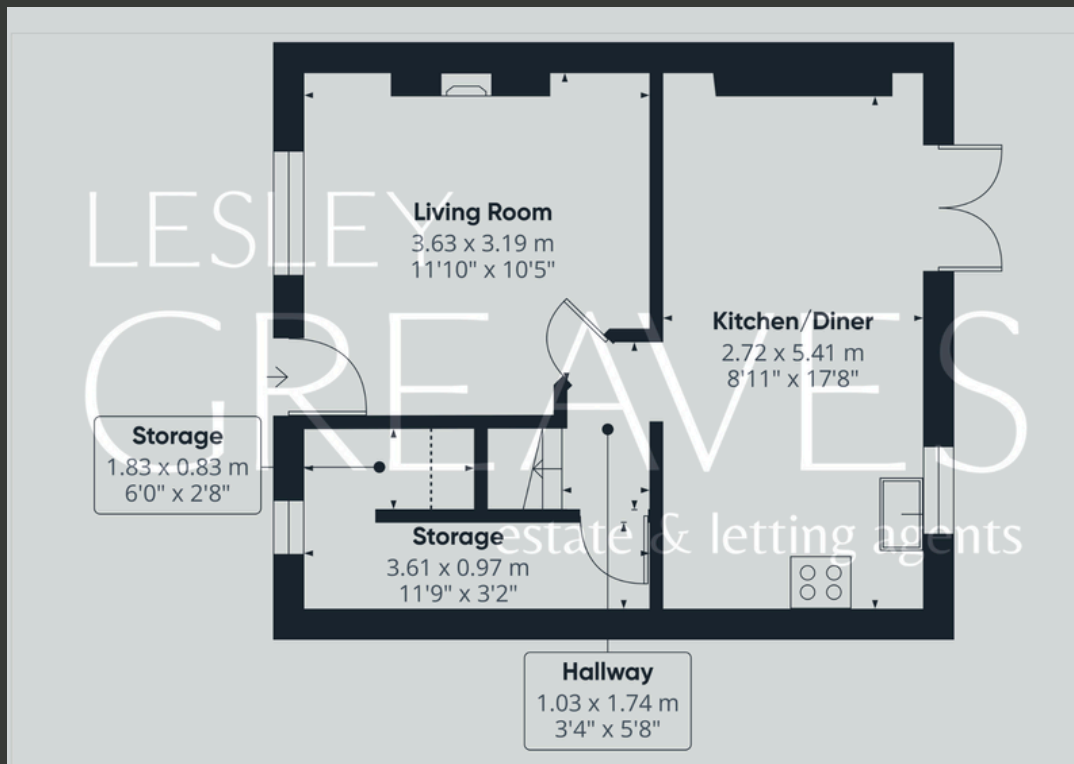
UPSTAIRS, THE PROPERTY BOASTS TWO GENEROUSLY SIZED DOUBLE BEDROOMS, EACH PROVIDING A PEACEFUL AND COMFORTABLE RETREAT, COMPLEMENTED BY A FITTED THREE-PIECE BATHROOM SUITE.

EXTERNALLY, THE PROPERTY OFFERS OFF-ROAD PARKING TO THE FRONT, WHILE THE ENCLOSED REAR GARDEN WITH A PATIO SEATING AREA, LAWN AND GARDEN SHED IDEAL FOR RELAXING.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 75 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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