



257 Westdale Lane, Carlton – NG4 4FL

Guide Price **£300,000**

DavidJames
the estate agent



257 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £300,000-£325,000 Spacious 3 bedroom detached bungalow with no chain! Located within walking distance of local shops and bus services - perfect for those seeking single-storey living!

Council Tax band: C

Tenure: Freehold

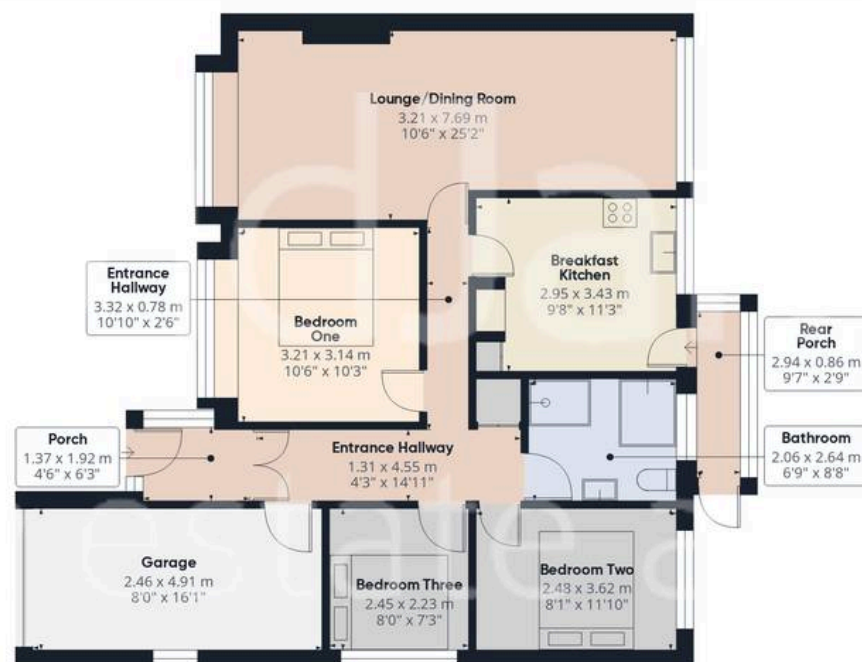
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented and spacious detached bungalow
- Set within easy walking distance of local shops, supermarkets and frequent bus routes
- Offered to the market with no upward chain
- Generous lounge/dining room with dual aspect windows and lovely rear views across Carlton and Mapperley
- Bright and inviting breakfast kitchen with wood-effect kitchen units and integrated cooking appliances
- Three double bedrooms, all with good proportions (principal bedroom featuring a large bay window)
- Spacious bathroom fitted with a four-piece suite including separate shower enclosure and corner bath
- South-facing rear garden with paved patio area and lawn perfect for outdoor seating and dining
- Generously sized cellars offering potential for further development (subject to the appropriate permissions)
- Good-sized driveway and integral garage providing off-street parking for several vehicles







Floor 0

Approximate total area⁽¹⁾

134.8 m²

1449 ft²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.