



# £250,000

## INNES CLOSE CARLTON

- DRIVEWAY
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- LOW MAINTENANCE GARDEN
- ENTRANCE PORCH
- EPC D



## Well Presented Three Bedroom Semi-Detached Home

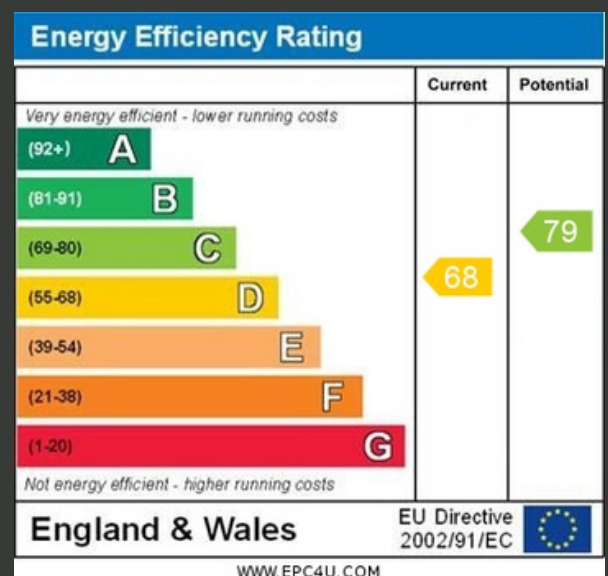
THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS COMFORTABLE AND VERSATILE LIVING, IDEAL FOR FAMILIES, FIRST-TIME BUYERS OR THOSE LOOKING TO UPSIZE. THE PROPERTY IS NEATLY SET BACK FROM THE ROAD WITH A LOW-MAINTENANCE FRONT GARDEN AND DRIVEWAY PARKING.

UPON ENTERING, YOU ARE WELCOMED INTO A PRACTICAL ENTRANCE HALL LEADING THROUGH TO A SPACIOUS LIVING ROOM, FILLED WITH NATURAL LIGHT AND OFFERING AMPLE SPACE FOR RELAXING AND ENTERTAINING. TO THE REAR, THE KITCHEN/DINER PROVIDES A SOCIABLE LAYOUT WITH PLENTY OF STORAGE, WORKTOP SPACE, AND ROOM FOR A DINING TABLE, WITH DIRECT ACCESS TO THE GARDEN, PERFECT FOR EVERYDAY LIVING.

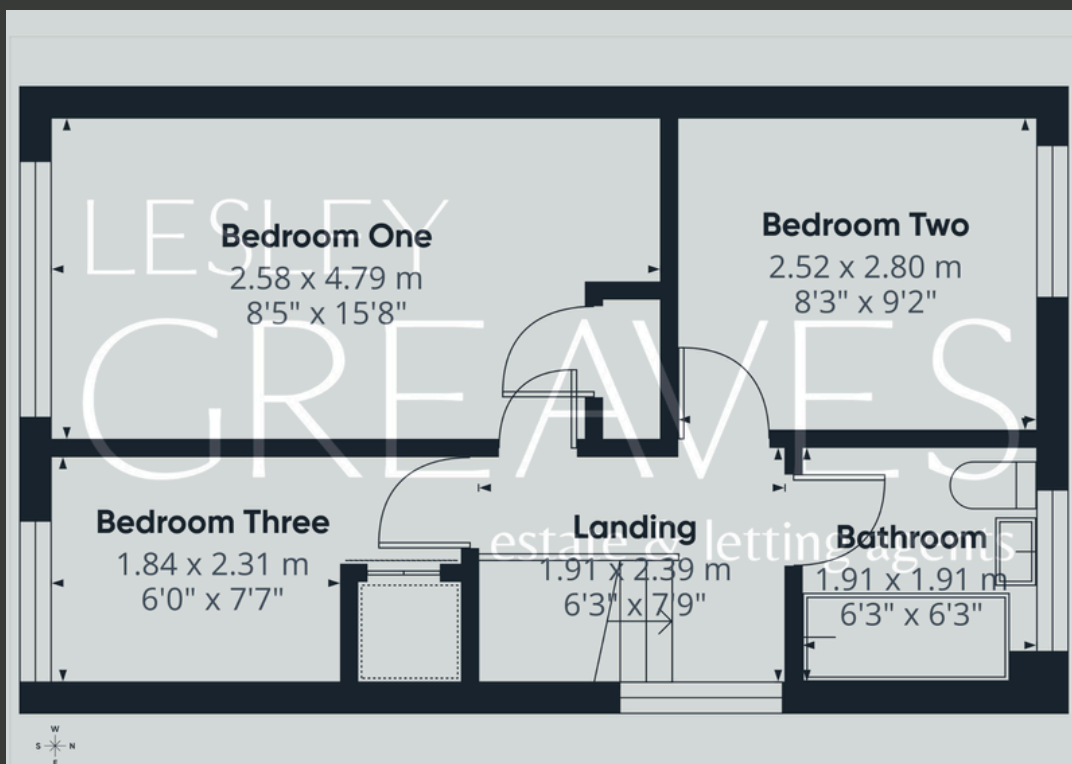
UPSTAIRS, THE PROPERTY BENEFITS FROM THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A GENEROUS MAIN BEDROOM, A SECOND DOUBLE, AND A VERSATILE THIRD BEDROOM IDEAL AS A NURSERY, HOME OFFICE, OR GUEST ROOM. THE ACCOMMODATION IS COMPLETED BY A MODERN FAMILY BATHROOM FINISHED IN NEUTRAL TONES.

EXTERNALLY, THE ENCLOSED REAR GARDEN FEATURES A DECKED SEATING AREA AND LAWN, OFFERING A PRIVATE SPACE FOR OUTDOOR DINING AND FAMILY ENJOYMENT. SITUATED ON A QUIET CUL-DE-SAC, THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS. THIS ATTRACTIVE HOME COMBINES PRACTICALITY WITH COMFORT AND IS READY TO MOVE INTO.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 67 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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