



# £365,000

GUIDE PRICE

THE GREEN  
CARLTON

- FOUR BEDROOMS
- EN SUITE
- KITCHEN/DINER
- UTILITY ROOM
- CUL DE SAC POSITION
- EPC TBC



## Four Bedroom Detached Family Home Tucked Away in a Quiet Cul-de-Sac

THIS FOUR BEDROOM FAMILY HOME BOASTS A WELL-MAINTAINED FRONTAGE WITH A DRIVEWAY PROVIDING OFF-ROAD PARKING. TUCKED AWAY WITHIN A SECLUDED CUL-DE-SAC, THE PROPERTY ENJOYS A HIGHLY DESIRABLE AND CONVENIENT LOCATION CLOSE TO LOCAL SHOPS, EXCELLENT SCHOOLS AND TRANSPORT LINKS.

UPON ENTERING, THE WELCOMING HALLWAY PROVIDES SEAMLESS ACCESS TO THE LOUNGE AND KITCHEN/DINER. THE LOUNGE IS POSITIONED TO THE FRONT OF THE PROPERTY AND BENEFITS FROM DOUBLE DOORS OPENING INTO THE DINING AREA, CREATING AN IDEAL SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING.

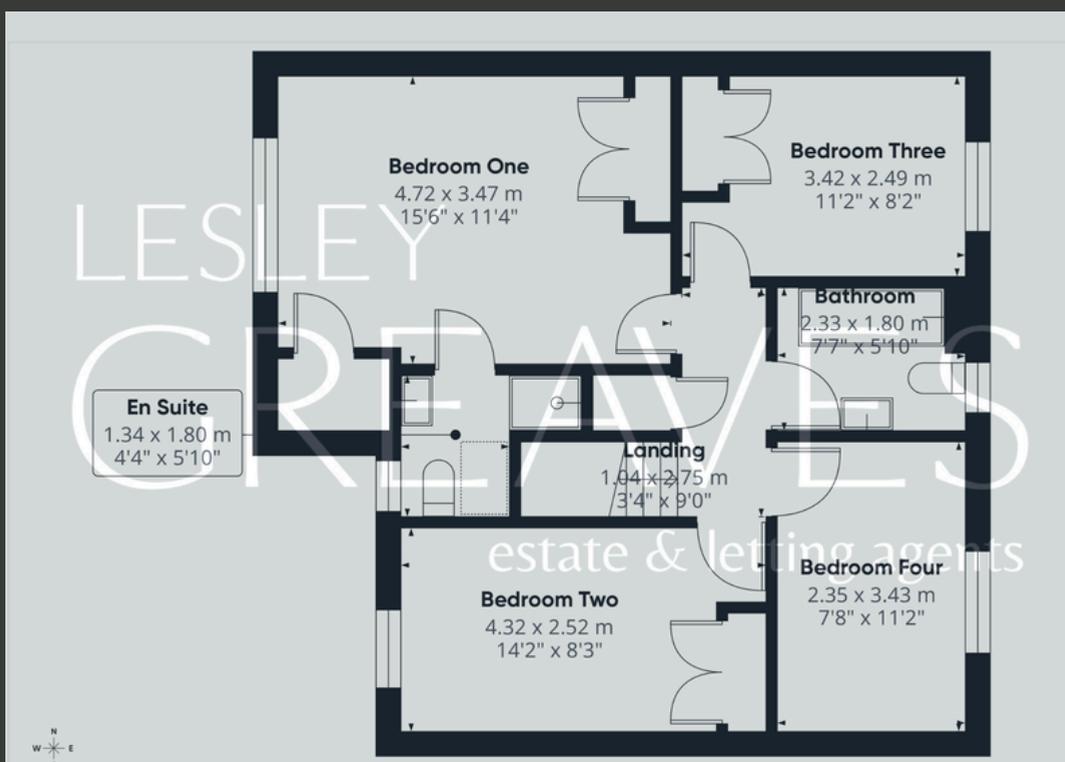
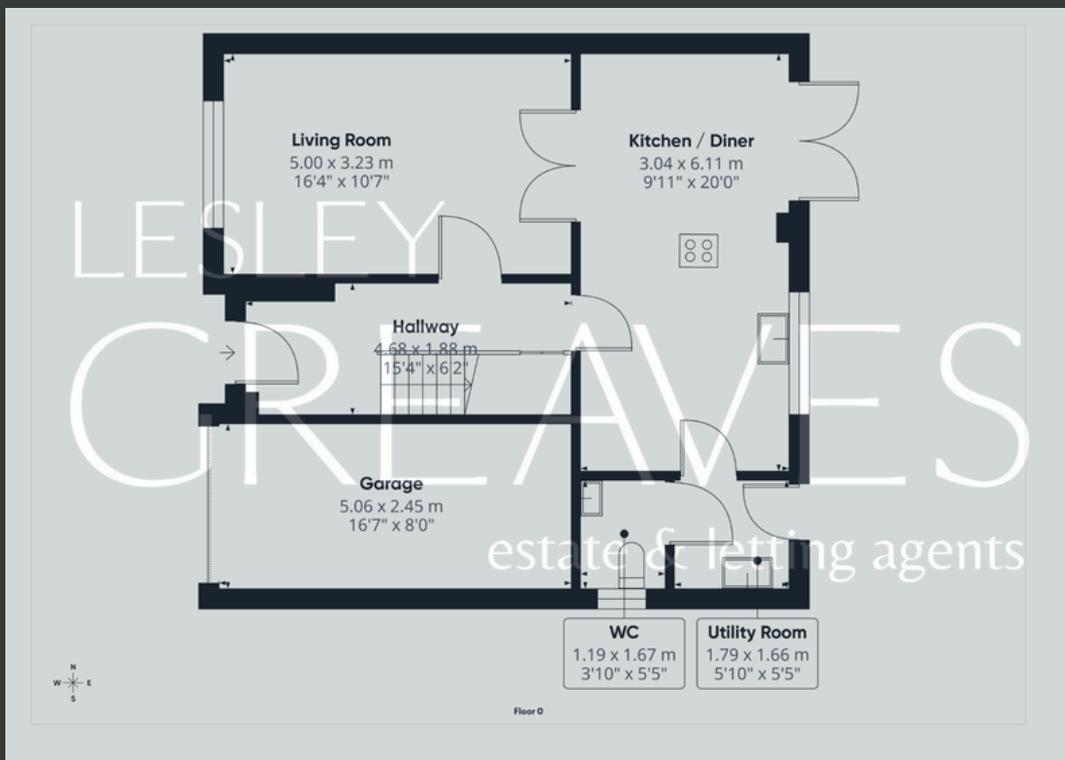
THE HEART OF THE HOME IS THE IMPRESSIVE OPEN-PLAN KITCHEN/DINER, OFFERING A BRIGHT AND SOCIABLE SPACE IDEAL FOR MODERN LIVING. THE KITCHEN FEATURES MODERN UNITS AND WOODEN WORKTOPS, WITH THE DINING AREA BENEFITING FROM FRENCH DOORS TO THE REAR GARDEN, ALONG WITH A SEPARATE UTILITY AREA AND DOWNSTAIRS WC.

THE FIRST FLOOR OFFERS FOUR WELL-PROPORTIONED BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM FITTED WARDROBES AND AN EN-SUITE SHOWER ROOM. TWO FURTHER BEDROOMS ALSO FEATURE FITTED WARDROBES, AND ALL ARE SERVED BY A MODERN FAMILY BATHROOM.

EXTERNALLY, THE REAR GARDEN IS GENEROUSLY SIZED AND THOUGHTFULLY DESIGNED FOR LOW-MAINTENANCE LIVING. A USEFUL SIDE ACCESS LEADS TO A FURTHER STORAGE AREA AND GARDEN SHED, PROVIDING PRACTICAL OUTDOOR STORAGE SOLUTIONS. THE PROPERTY ALSO BENEFITS FROM AN INTEGRAL GARAGE FITTED WITH AN ELECTRIC DOOR, OFFERING SECURE PARKING AND ADDITIONAL STORAGE.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC





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.

## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

sales@lesleygreaves.co.uk