

# 97 Highfield Drive, Carlton - NG4 1PN

Guide Price £425,000

DavidJames
*the* estate agent







# 97 Highfield Drive

## Carlton, Nottingham

Impressive and extended detached dormer bungalow boasting 3 en-suite bedrooms, air conditioning and a stunning landscaped garden with swim spa plus multi-vehicle parking!
Viewing highly recommended!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Impressive and extended detached dormer bungalow
- Conveniently located close to Carlton's amenities and public transport links
- Relaxing and spacious lounge with sliding patio doors
- Stunning open-plan dining kitchen with vaulted ceiling, exposed beams and underfloor heating
- Three double bedrooms (each with en-suite facilities and air conditioning)
- Superb first floor primary bedroom suite with a feature private terrace
- Versatile home office space with a convenient ground floor WC
- Beautifully landscaped rear garden with heated swim spa, large patio and lawn with established planting
- Two-section outbuilding with power and lighting (ideal office, hobby/craft space or gym)
- Multi-vehicle driveway leading to an integral garage

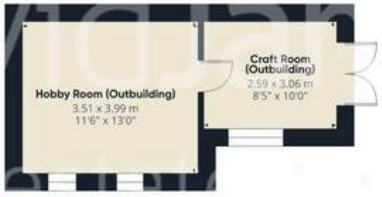













**Floor 0** Building 1




**Floor 0** Building 2




**Floor 1** Building 2

DavidJames
the estate agent

**Approximate total area**(1)

193.9 m²

2087 ft²

**Reduced headroom**

19.9 m²

214 ft²

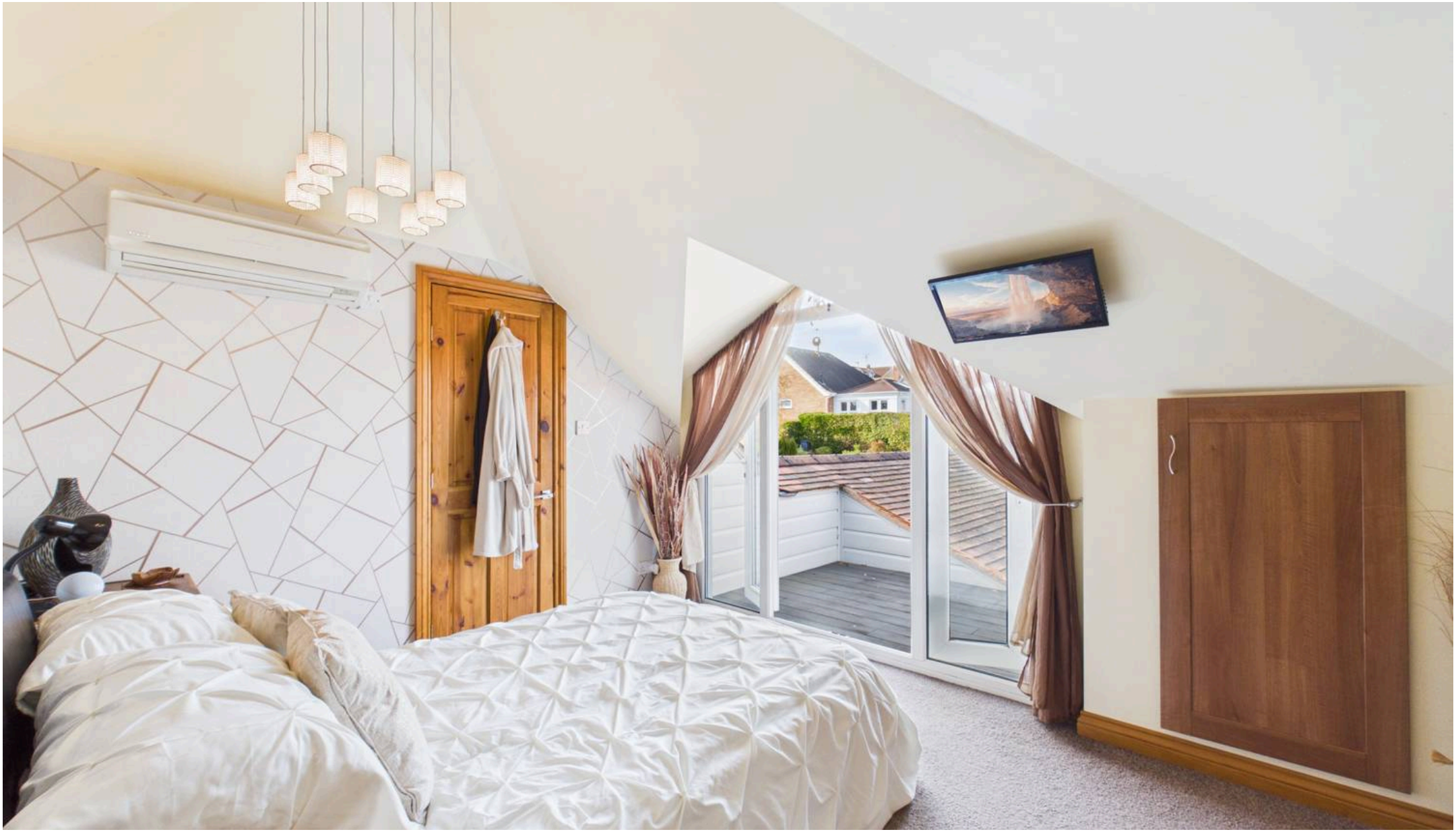
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.