

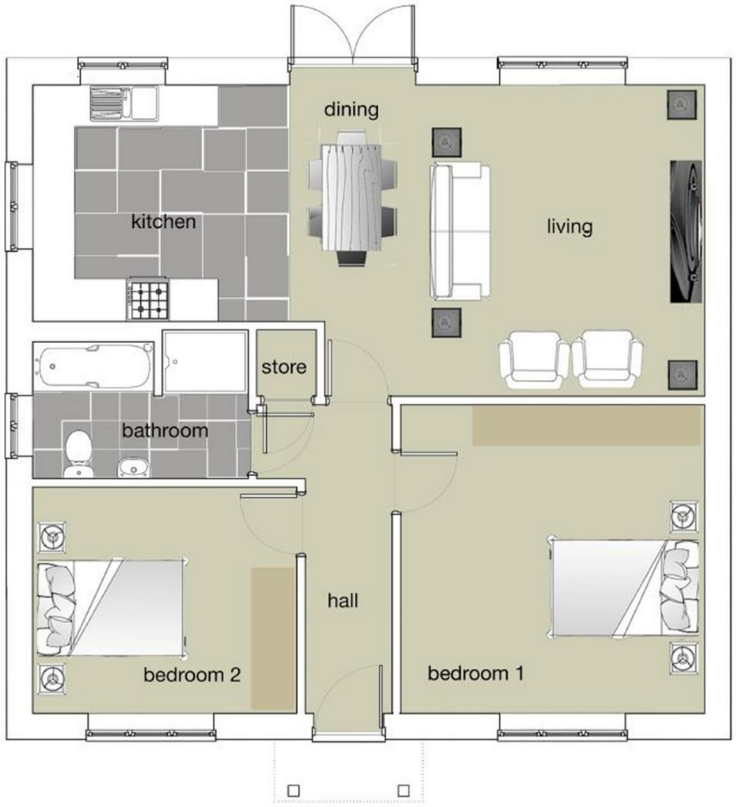




COMING SOON – CURRENTLY UNDER CONSTRUCTION
GUIDE PRICE £325,000

Nursery Drive
Carlton, Nottingham NG4 3RZ

Guide Price £325,000 Freehold



Floor Plan

living	4.36 x 4.27
kitchen / dining	5.12 x 3.31
bedroom 1	4.25 x 4.32
bedroom 2	3.69 x 3.17
GIA	82.84m² - 891.4 sft

COMING TO THE MARKET – CURRENTLY UNDER CONSTRUCTION – A BRAND NEW TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON THE EXCLUSIVE NURSERY DRIVE DEVELOPMENT IN CARLTON.

Robert Ellis are delighted to bring to the market Plot 5, Nursery Drive, an exciting opportunity to purchase a brand new detached bungalow which is currently under construction and will provide approximately 891 sq.ft. of thoughtfully designed, single-storey accommodation.

The property has been designed with modern-day living very much in mind and will be particularly attractive to buyers looking for a low-maintenance new home without compromising on space.

The accommodation will be entered through a central reception hall which provides access to the principal rooms. To the rear is the real heart of the home – a particularly impressive open plan kitchen, dining and living area, creating a fantastic sociable space for everyday living and entertaining. The floorplan incorporates French doors from the dining area providing a connection between the internal accommodation and the outside space.

There are two generous double bedrooms, with bedroom one being particularly spacious, together with a contemporary bathroom and useful built-in storage. The proposed layout provides approximately 82.84 sq.m / 891 sq.ft. of accommodation.

As a newly constructed home, Plot 5 will benefit from a modern specification and energy-efficient design. The wider Nursery Drive development specification includes features such as double glazing, energy-efficient heating, contemporary kitchens and bathrooms, solar panels and electric vehicle charging provision.

Nursery Drive is conveniently positioned within Carlton, with a wide variety of local shops, schools, healthcare and leisure facilities close by. Victoria Retail Park is also within easy reach, while Nottingham city centre is approximately four miles away. Carlton railway station and regular bus services provide excellent connections into Nottingham and beyond, with road links providing access towards the A46 and M1.

Being one of very few brand new detached bungalows available within the area, we anticipate strong interest and would recommend prospective purchasers register their interest at an early stage.

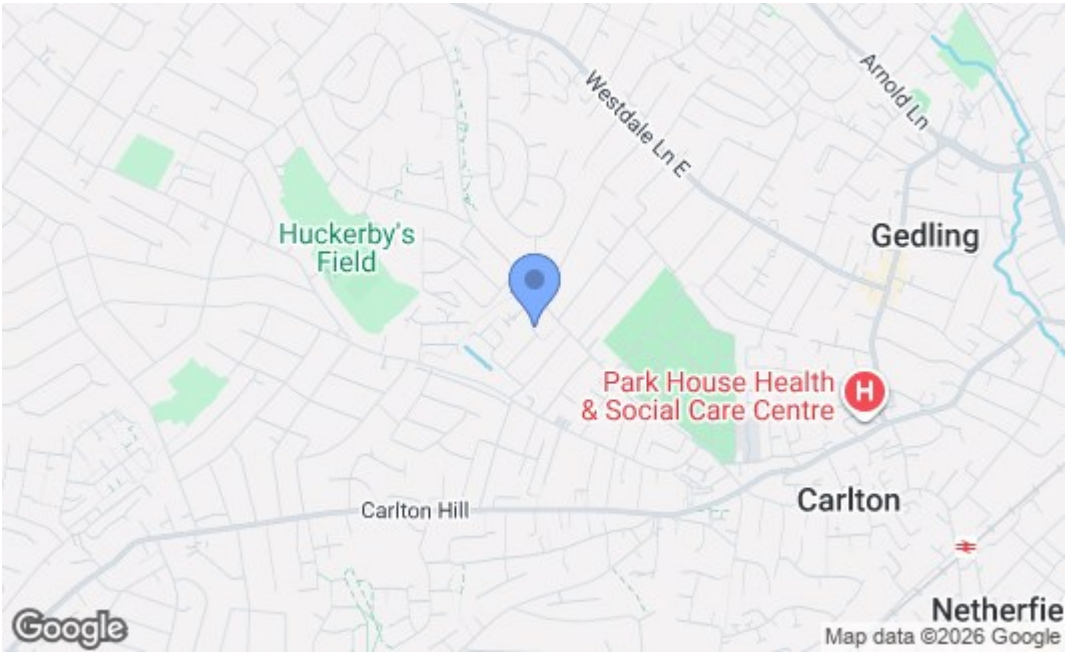
GUIDE PRICE £325,000 – CONTACT ROBERT ELLIS TO REGISTER YOUR INTEREST AND DISCUSS THE DEVELOPMENT.

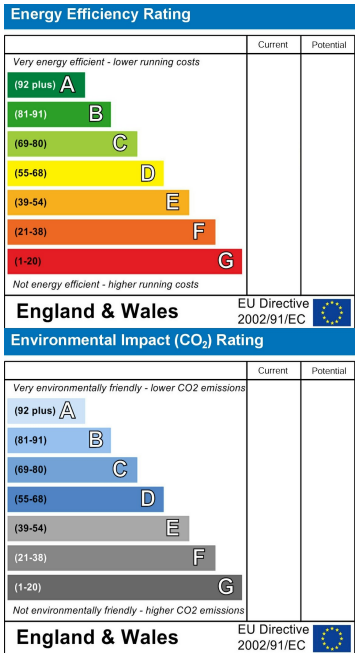
Please note: The property is currently under construction. Images may be computer generated or representative of the anticipated finished appearance. Specification, dimensions and finishes may be subject to alteration during construction.



AI ENHANCED IMAGE – FOR ILLUSTRATIVE PURPOSES ONLY

The image has been digitally enhanced to provide an indication of the property's potential appearance upon completion. Finishes, fixtures, landscaping and other details may differ from the completed property.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.