



Palmer Crescent  
Carlton, Nottingham NG4 1ER

A BEAUTIFULLY PRESENTED THREE  
BEDROOM DETACHED FAMILY HOME  
SITUATED IN CARLTON, NOTTINGHAM

**Asking Price £250,000 Freehold**



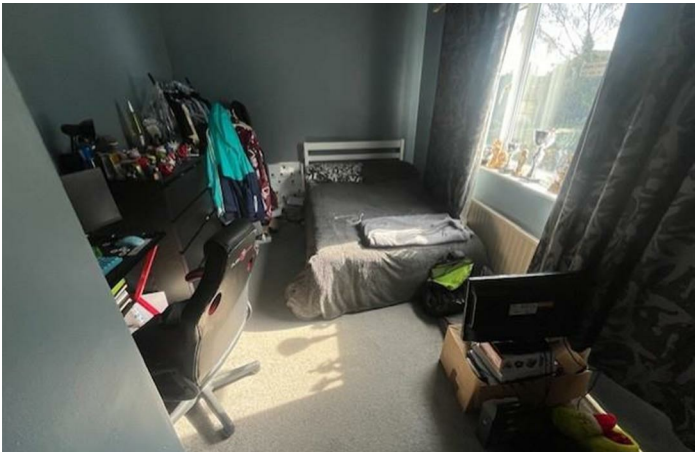
Robert Ellis are proud to present this spacious and beautifully maintained three-bedroom family home, ideally situated in the ever-popular area of Carlton. Offering well-balanced living space, a modern interior, and stunning elevated views, this home is perfect for families or first-time buyers looking for comfort and convenience in a well-connected location.

On entering the property, you're welcomed by a generous entrance hall with space for coats, shoes, and everyday essentials. From here, the home opens into a bright and airy open-plan lounge and dining room, extending the full depth of the house. A large bay window at the front frames far-reaching views over the surrounding area, while patio doors at the rear lead directly into a conservatory, creating a seamless connection between indoor and outdoor living spaces.

The kitchen is stylishly finished with sleek white gloss wall and base units, providing ample storage alongside a range of integrated appliances—making it a practical and attractive space for cooking and hosting. Upstairs, the property features three well-proportioned bedrooms, including two spacious doubles and a third single room, ideal as a nursery, guest room, or home office. The primary bedroom benefits from large windows that allow in plenty of natural light and capture the home's elevated position beautifully. The family bathroom has been recently upgraded to include a separate walk-in shower, a full-sized bathtub, vanity unit with integrated storage, and a modern W/C.

Externally, the home continues to impress. A driveway and low-maintenance front garden sit at the front of the property, with side access leading to a private rear garden. The rear space is thoughtfully tiered, with a patio area directly off the conservatory, steps leading to a raised decking area—perfect for entertaining—and an upper lawn, offering space for children to play or enjoy a touch of gardening.

Located in the heart of Carlton, the property enjoys easy access to a growing number of local amenities including shops, cafes, restaurants, and bars. Excellent transport links connect you swiftly to Nottingham city centre, while a choice of local schools offer strong options for all age groups—making this a fantastic home for those seeking both style and practicality in a family-friendly setting.



### Open Porch

Composite entrance door to the front leading to:

### Entrance Hall

7'4" x 6'5" approx (2.25m x 1.97m approx)

Double glazed window to the front, stairs to the first floor, understairs storage cupboard and doors to:

### Kitchen

8'9" x 10'9" approx (2.69m x 3.3m approx)

Fully fitted kitchen with a range of wall, base and drawer units with work surfaces over, splashbacks, inset sink and drainer with mixer tap, built-in oven, electric hob and extractor over, double glazed window and door to the rear, wall mounted radiator and understairs pantry.

### Lounge

Dual aspect having a double glazed bay window to the front and double glazed door to the rear leading into the conservatory, wall mounted radiator and feature vertical radiator, electric fire, carpeted flooring.

### Conservatory

14'2" x 12'2" approx (4.33m x 3.71m approx)

Double glazed windows to the sides and rear, double glazed French doors, brick built dwarf walls and an electric wall mounted radiator.

### First Floor Landing

Carpeted flooring and doors to:

### Bedroom 1

Carpeted floor, double glazed window to the front overlooking the valley, radiator.

### Bedroom 2

10'2" x 7'11" approx (3.11m x 2.42m approx)

Double glazed window to the rear, wall mounted radiator, carpeted flooring and built-in storage cupboard housing the boiler.

### Bedroom 3

10'4" x 7'2" approx (3.16m x 2.19m approx)

Double glazed window to the front looking over the valley, radiator and carpeted flooring.

### Bathroom

Four piece suite comprising of a shower cubicle with rainwater shower head and hand held shower, double glazed window to the side, bath with hand held shower from the mixer tap, low flush w.c., vanity wash hand basin, double glazed window to the rear, wall mounted radiator, extractor fan, loft access hatch and tiled floor.

### Outside

Double driveway to the front.

### Council Tax

Gedling Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 42mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

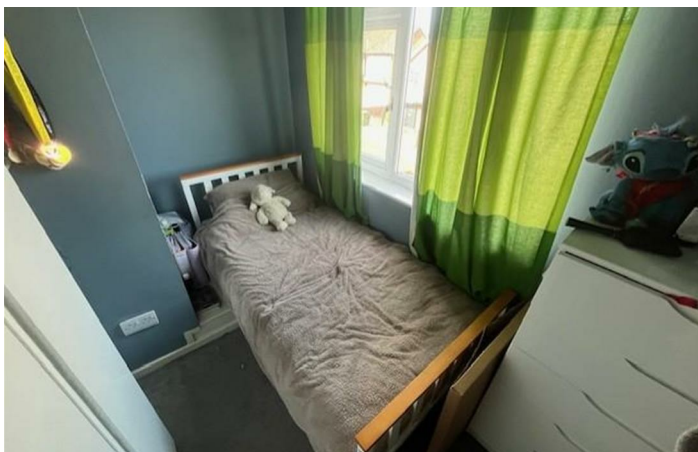
Flood Risk – No, surface water very low

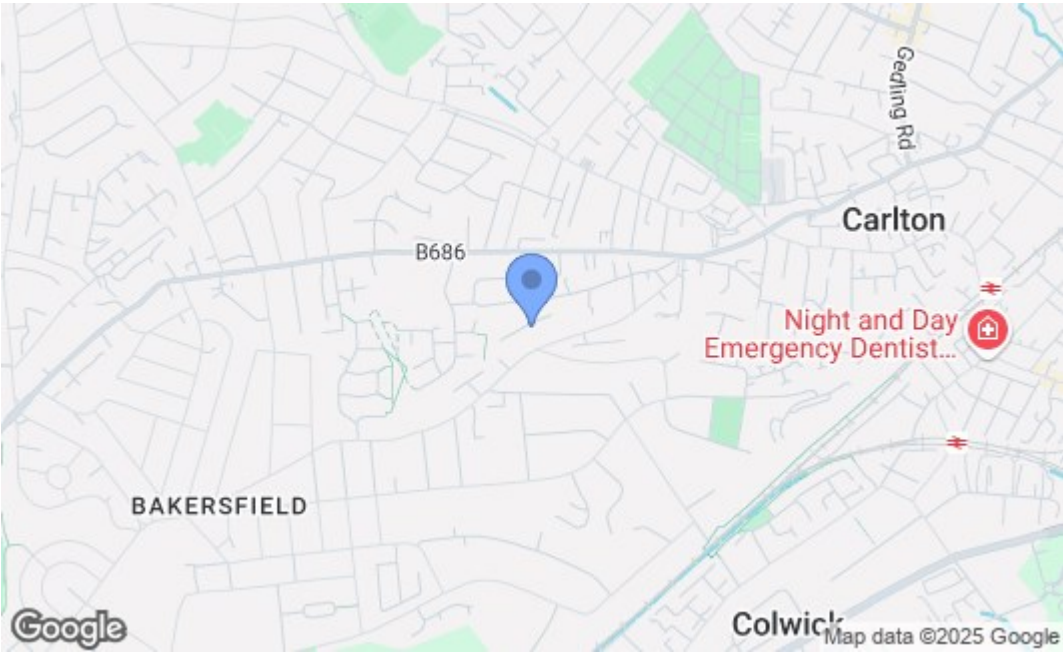
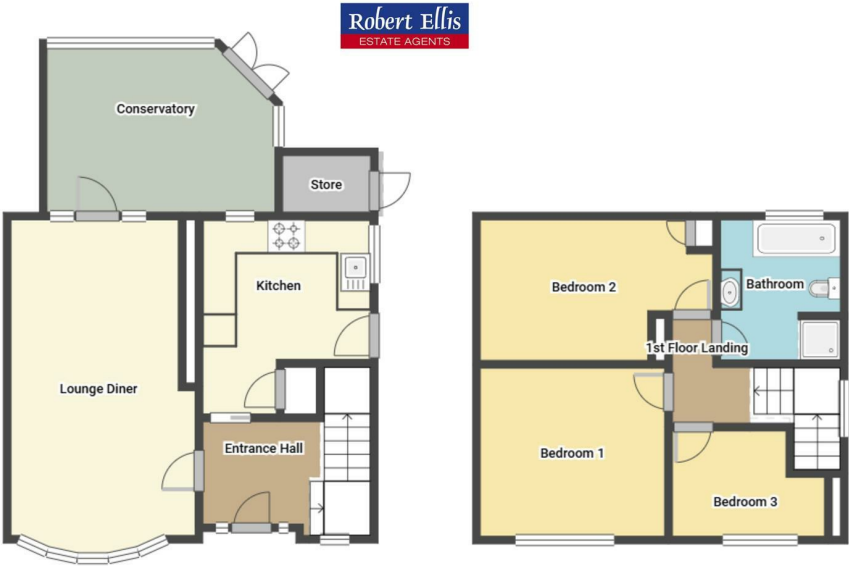
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.