

JOHNSONS & PARTNERS

Estate and Letting Agency



10 FAIRWAY DRIVE, CARLTON

NOTTINGHAM, NG4 1SJ

**OFFERS IN THE REGION OF
£400,000**



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Located on the highly sought-after Fairway Drive in Carlton, Nottingham, this immaculately presented detached residence offers exceptional modern living in a prime family-friendly neighbourhood.

Every aspect of this home impresses from the moment you enter. The inviting entrance hall leads to a spacious, elegantly appointed living room—an ideal spot for unwinding or entertaining guests. The contemporary breakfast kitchen is well-equipped, featuring integrated appliances, sleek cabinetry and a separate utility room, making it both practical and stylish. Dining or casual family breakfasts here are bound to be a treat.

The ground floor also offers a convenient WC for guests. Upstairs, discover four generously sized bedrooms. The principal suite enjoys its own en-suite shower room, providing a private sanctuary, while three further bedrooms share a beautifully refurbished modern family shower room, perfect for busy mornings or relaxed evenings.

Outside, the low maintenance rear garden features well-designed patio and seating areas—perfect for summer barbecues, outdoor dining, or simply enjoying the sunshine. To the front, the property benefits from a driveway and integrated garage, ensuring ample off-road parking and additional storage.

Set within a vibrant local community, the home is just moments away from an array of amenities. Excellent schools are within easy reach, making this property an outstanding choice for families. With nearby local shops, cafes, and convenient transport links—including connections to Nottingham city centre—life here promises ease and accessibility. Enjoy being a short drive or bike ride from the city centre itself, buzzing with shopping, dining, and leisure activities to suit all interests.

Don't miss this rare opportunity to secure a meticulously cared for, impressively modern family home in a thriving area. Arrange your viewing today to experience all this exceptional residence has to offer.

[Entrance Hallway](#)

[Living Room](#)

[Dining Kitchen](#)

[Ground Floor WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[En-Suite](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bedroom Four](#)

[Shower Room](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

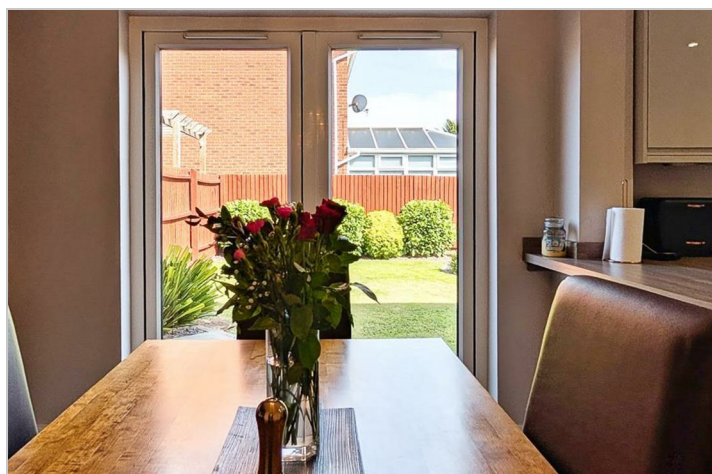
Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere,

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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