



**34 Larkspur Avenue, Redhill – NG5 8JU**

Guide Price **£350,000**

**DavidJames**  
the estate agent





## 34 Larkspur Avenue

Redhill, Nottingham

Detached bungalow with no upward chain in sought-after cul-de-sac! Spacious lounge, dining kitchen, conservatory, 3 beds and shower room plus generous gardens and multi-vehicle off-street parking!

Council Tax band: C

Tenure: Freehold

- Detached bungalow on a generous plot
- Offered to the market with no upward chain
- Sought after cul-de-sac location on the edge of open countryside
- Within easy reach of Arnold's amenities and the stunning Bestwood Country Park
- Bright and spacious lounge
- Dining kitchen with a separate utility room and adjoining conservatory
- Three well-proportioned bedrooms
- Accessible shower room with a three-piece suite
- Good-sized and lawned rear/side gardens
- Driveway, carport and garage provide off-street parking for multiple vehicles













Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

93.99 m<sup>2</sup>

1011.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://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.