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DavidJames
the estate agent

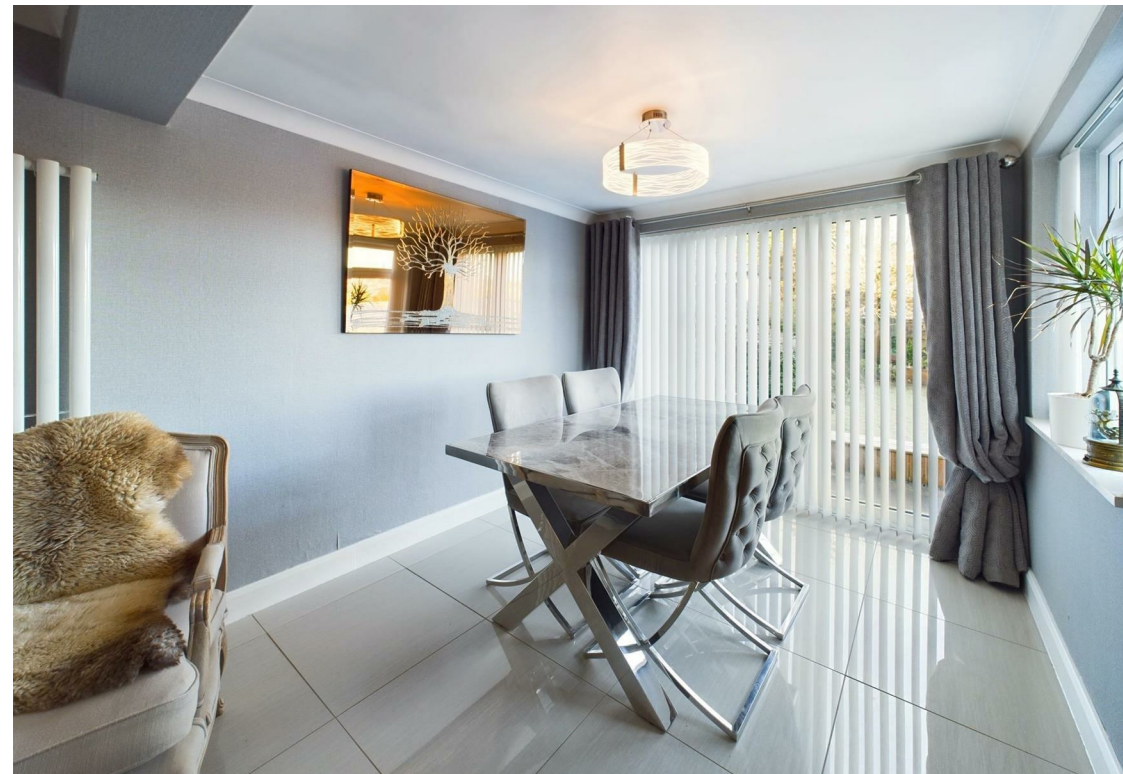
Second Avenue, Carlton, Nottingham, NG4 1PF

Guide Price £325,000

About This Property

Introducing this deceptive detached dormer bungalow located in the sought-after area of Carlton. Boasting three double bedrooms thoughtfully arranged with bedrooms one and two on the ground floor and a spacious third bedroom on the first floor, this property offers flexible living arrangements to suit any lifestyle. As you step inside, you're greeted by an inviting entrance porch and hallway with a stylish tiled floor and convenient storage cupboards. The heart of the home is the generously proportioned lounge/dining room, featuring a dual finish tiled floor, a fireplace with an electric powered log effect burner in the lounge area, and bi-fold doors that seamlessly connect the dining area to the garden, flooding the space with natural light. The modern breakfast kitchen comes complete with a breakfast bar, granite work surfaces, white gloss finish handleless units, and an integrated fridge. Convenience continues with a ground floor shower room/WC equipped with a walk-in shower cubicle and mains shower. Ascending to the first floor, you'll discover a stylish and fully tiled bathroom/WC featuring a freestanding bath and shower attachment. This property offers contemporary comforts, including combination gas central heating, UPVC double glazing, and an alarm system. Outside, a tandem gated driveway and a garage provide ample off-road parking, while the good-sized lawned rear garden boasts patio areas and partial views across the local area. Don't miss the opportunity to call this exceptional bungalow your new home!

- Deceptive detached dormer bungalow
- Three double bedrooms (bedrooms one and two to ground floor and bedroom three to first floor)
- Entrance porch and hallway with tiled floor and storage cupboards
- Large lounge/dining room with dual finish tiled floor, fireplace with electric powered log effect burner to lounge area and bi-fold doors to dining area
- Breakfast kitchen with breakfast bar, granite work surfaces, white gloss finish handleless units and integrated fridge
- Ground floor shower room/Wc with walk-in shower cubicle and mains shower
- Stylish fully tiled first floor bathroom/Wc with freestanding bath and shower attachment
- Combination gas central heating, UPVC double glazing, alarm system
- Tandem gated driveway and garage provide ample off road parking
- Good sized lawned rear garden with patio areas and partial views across the local area.







Floor 0



Floor 1



Approximate total area⁸

110.55 m²
1189.97 ft²

Reduced headroom

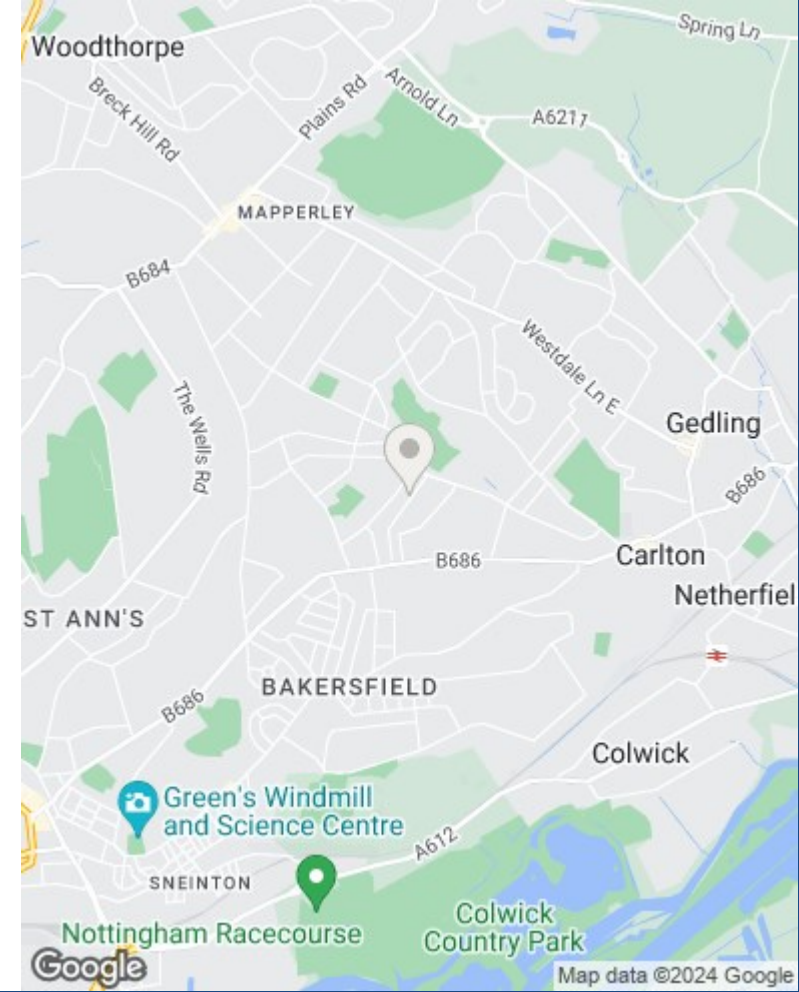
1.55 m²
16.74 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Council Tax Band: C
Gedling Borough Council
Freehold

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