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the estate agent

Wallace Avenue, Carlton, Nottingham, NG4 3AS

Guide Price £325,000

About This Property

Set in the heart of Carlton, this detached family home offers a perfect blend of comfort and convenience. Sitting proudly on a corner plot, the residence boasts four bedrooms, with the master bedroom featuring fitted wardrobes and an ensuite with a mains shower. The welcoming entrance hall, with its durable laminate flooring, leads to a conveniently located ground-floor WC complete with a washbasin. The main living space has a spacious lounge, complete with a box bay window and a cozy electric fireplace as a focal point. Family meals are also enjoyed in the separate dining room, which offers direct access to the rear garden through French doors. The kitchen is fitted with sleek grey panelled units and has an integrated double oven and hob. There is also a generous utility room. Upstairs, there is a family bathroom equipped with a white suite and electric shower. The home is kept comfortable year-round with combination gas central heating and the security of UPVC double glazing and an alarm system. The property is situated in a cul-de-sac location and external features include a driveway with garage for off-road parking, an additional hard-standing area to the rear for extra parking space (no drop kerb currently), and an enclosed lawned rear garden with a decked area perfect for outdoor enjoyment. This property encapsulates modern living without compromising on warmth and an inviting atmosphere, making it an ideal setting for a family.



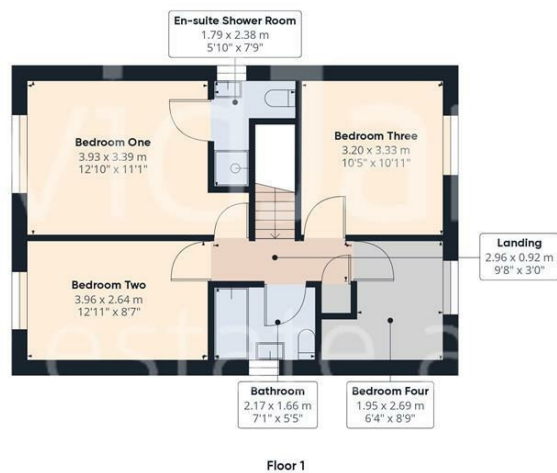
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- Modern detached family home set on a corner plot
- Four bedrooms, bedroom one with fitted wardrobes and an ensuite shower room/Wc with mains shower
- Entrance hall with laminate floor, ground floor Wc with washbasin
- Spacious lounge with box bay window to the front elevation and fireplace with electric fire
- Dining room with laminate flooring and French doors to the rear garden
- Kitchen with grey panelled units and integrated double oven and hob, spacious utility room
- Bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing, alarm system
- Driveway and garage provide off road parking, paved and gravelled hard standing area to the rear of the property provides a further parking bay (no dropped kerb)
- Enclosed lawned rear garden with decked area, cul-de-sac location



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Approximate total area⁽¹⁾
129.69 m²
1395.95 ft²

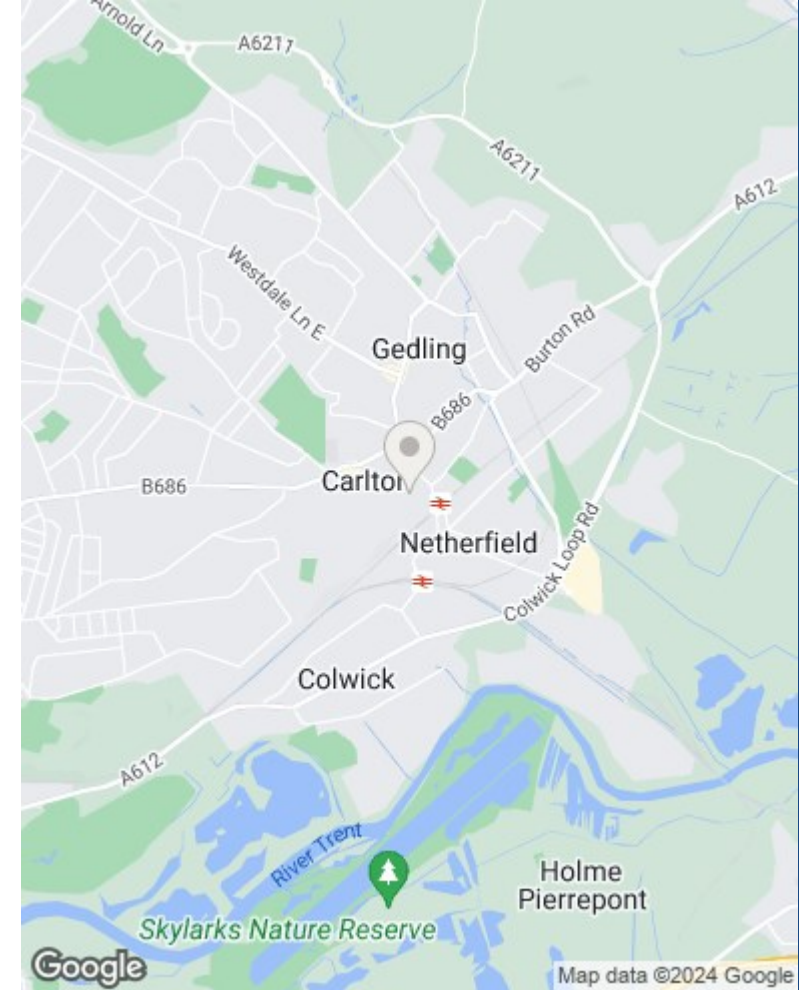
Reduced headroom
0.22 m²
2.39 ft²

(1) 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: D
Gedling Borough Council
Freehold

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