



 **3**

 **1**

 **1**

 **D**

**DavidJames**  
the estate agent

**Third Avenue, Carlton, Nottingham, NG4 1PE**

**Guide Price £265,000**

# About This Property

Guide Price £265,000- £280,000. beautifully-presented 3 bedroom detached family home situated within easy reach of Carlton Hill's amenities alongside frequent bus services and a variety of schools! To the ground floor, this wonderful property comprises a welcoming entrance hall, a bright and spacious lounge with a feature fireplace and a bay window taking advantage of stunning views to the front as well as a superb modern dining kitchen with an adjoining pantry, utility/store room and an integrated electric oven, gas hob with extractor and a washing machine. Upstairs, the 3 bedrooms are centered around a landing with feature stained-glass window and are complemented by a variety of fitted wardrobes alongside a modern shower room which has a 3-piece suite, rainfall showerhead and a towel radiator. Outside, the south-westerly facing well-maintained rear garden is accessed via a versatile conservatory and enjoys an initial paved patio seating area with steps ascending to a lawn with well-stocked borders, a useful workshop and a storage outbuilding. A driveway to the front provides off-street parking as well as access to the garage. Viewing is highly recommended!



- Beautifully-presented detached family home
- 3 bedrooms (with a variety of fitted wardrobes)
- Spacious lounge with feature fireplace and bay window with stunning views
- Superb modern dining kitchen with adjoining pantry and utility/store
- Versatile conservatory with garden access
- Integrated oven, gas hob with extractor and washing machine
- Combi gas central heating and UPVC double glazing
- Modern shower room with rainfall showerhead and towel radiator
- Well-maintained south westerly facing lawned garden with patio area and outbuildings
- Driveway and garage provide off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



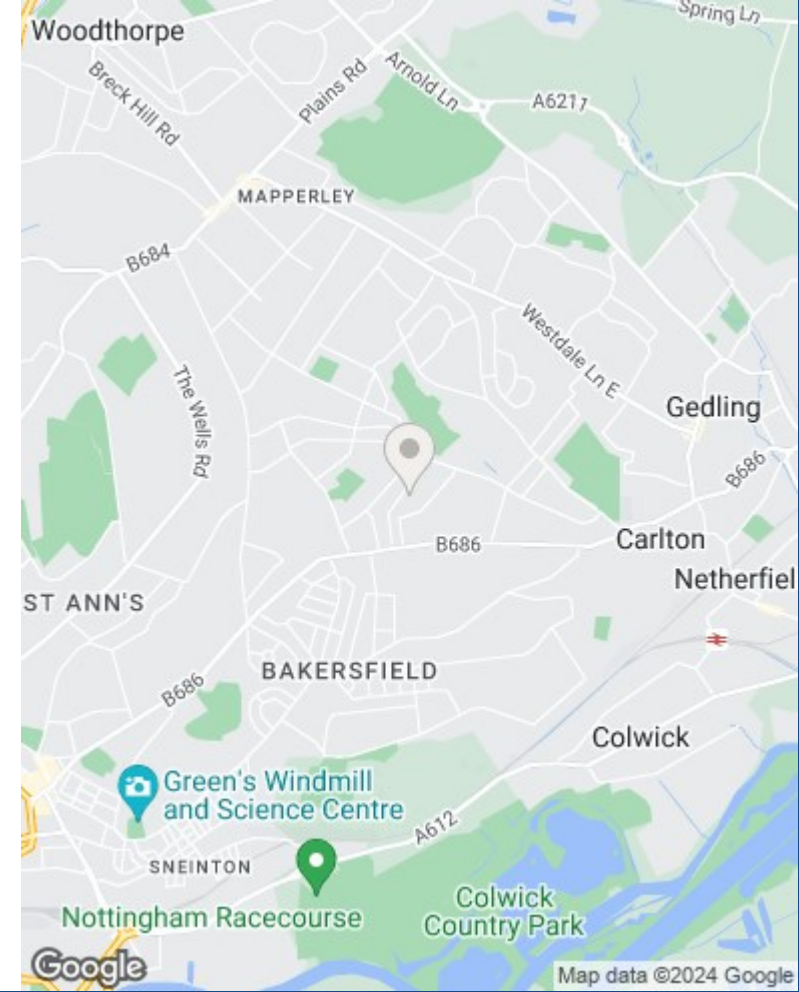
Approximate total area<sup>(1)</sup>

131.06 m<sup>2</sup>  
1410.67 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents 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 company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

