



DavidJames
the estate agent

Hartington Avenue, Carlton, Nottingham, NG4 3NR

Guide Price £300,000

About This Property

GUIDE PRICE £300,000 - £325,000 We are delighted to present this superb extended detached home which is ideally positioned within easy reach of Carlton and Mapperley's amenities and benefits from a variety of schools nearby as well as frequent bus services to Nottingham City Centre.

Upon entering, you're greeted by a welcoming entrance hall complete with understairs storage that houses the Baxi boiler. The ground floor boasts a good-sized lounge, featuring a multi-fuel burner, perfect for cozy evenings in. An adjoining versatile sitting/family room offers additional space and caters to the needs of a modern family.

The heart of this home is undeniably the stunning open plan kitchen, illuminated by a feature roof lantern that bathes the space in natural light. An island incorporating a seating area forms the centerpiece whilst integrated appliances include a double electric oven, dishwasher, wine cooler hob, and extractor. Additional highlights include space for an American-style fridge/freezer, a fitted pantry unit and an adjoining utility/store room with provisions for laundry appliances. A modern downstairs WC adds further convenience.

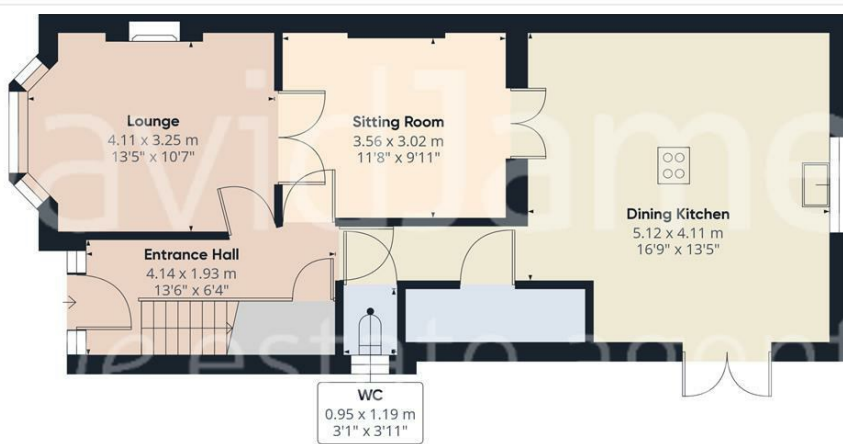
The first floor hosts three bedrooms, with the third currently serving as a dressing room. The modern bathroom does not disappoint, featuring a four-piece white suite with a walk-in shower, equipped with a rainfall-style showerhead.

Outside, the generous south-easterly facing lawned rear garden has a useful timber shed and a decked patio seating area with external power sockets – an idyllic setting for relaxing or entertaining. The front driveway provides off-street parking to complete this fantastic home.



- Extended detached family home
- Within easy reach of both Carlton and Mapperley's amenities
- A variety of schools and frequent bus services nearby
- Lounge with feature multi-fuel burner
- Separate versatile sitting/family room
- Fantastic modern kitchen with feature island and integrated appliances
- Three bedrooms
- Modern bathroom with a four-piece suite and a walk-in shower cubicle
- Generous south-easterly facing lawned rear garden with decking
- Driveway to the front providing off-street parking





Floor 0



Floor 1

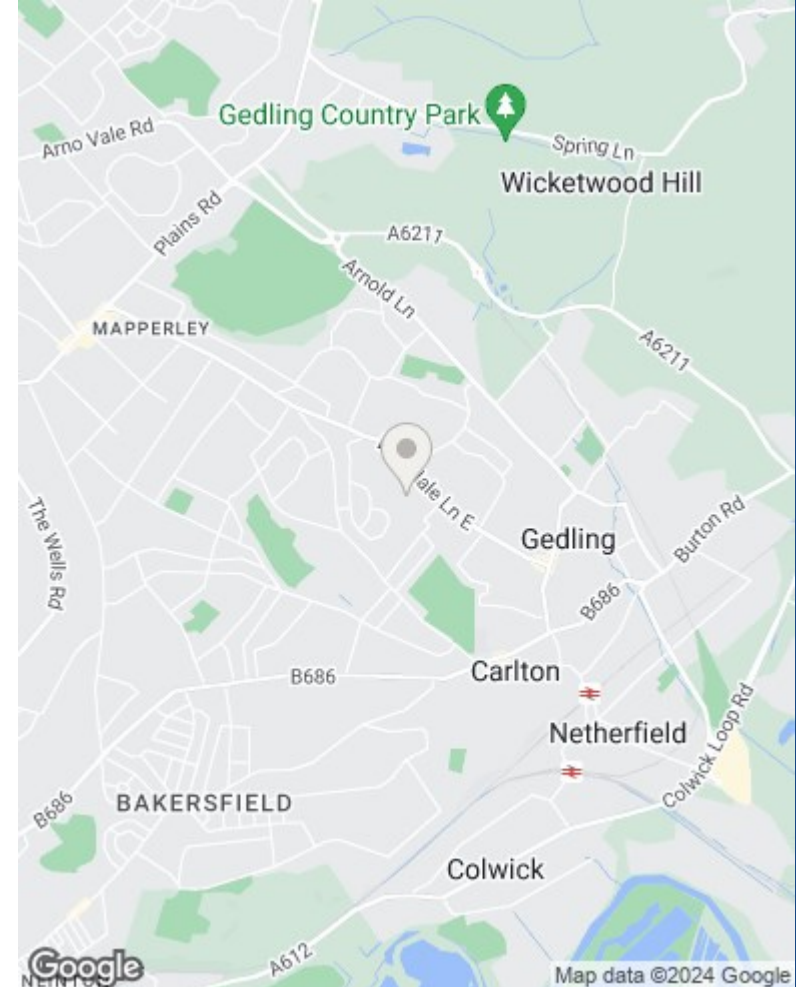


Approximate total area⁽¹⁾
103.48 m²
1113.86 ft²

(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.

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Council Tax Band: C
Gedling Borough Council
Freehold

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