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**DavidJames**  
the estate agent

**Doveridge Avenue, Carlton, Nottingham, NG4 3GR**

**Guide Price £325,000**

# About This Property

We are delighted to present this detached family home which is offered to the market with no upward chain and must be viewed to be fully appreciated! Enjoying a prime corner cul-de-sac position, this property offers excellent privacy and lots of potential.

The interior welcomes you with an impressive entrance hall, leading to a bright and spacious lounge, accented by a decorative fireplace. Adjoining this area is a dining space, complete with patio doors that open to the outdoors. The home's fitted kitchen features an integrated double electric oven, ceramic hob with extractor fan and comes with essential included appliances such as a freestanding fridge, freezer, tumble dryer and washing machine. Convenience is further enhanced on the ground floor by a shower room with a three-piece white suite and a towel radiator.

Upstairs, the property boasts three bedrooms, including a main bedroom complemented by fitted wardrobes and an en-suite wet room. Comfort and security are paramount, with the inclusion of a burglar alarm system and gas central heating powered by a Worcester boiler.

Externally, the property excels with a superb, well-established lawned garden featuring a charming patio seating area - perfect for relaxation and entertainment. Additional practical benefits include a driveway with ample parking for multiple vehicles and a double garage with twin doors, equipped with power and lighting, fulfilling all storage, parking and utility needs.



- Detached home in a prime cul-de-sac corner location
- No upward chain
- Good-sized lounge with a decorative fireplace and adjoining dining area
- Fitted kitchen with integrated appliances and freestanding white goods
- Ground floor shower room with a modern white suite
- Three bedrooms
- Main bedroom with fitted wardrobes and en-suite
- Beautifully maintained garden with a feature patio seating area
- Driveway providing parking for multiple vehicles
- Double garage featuring twin doors, power, and lighting





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
 134.68 m<sup>2</sup>  
 1449.69 ft<sup>2</sup>

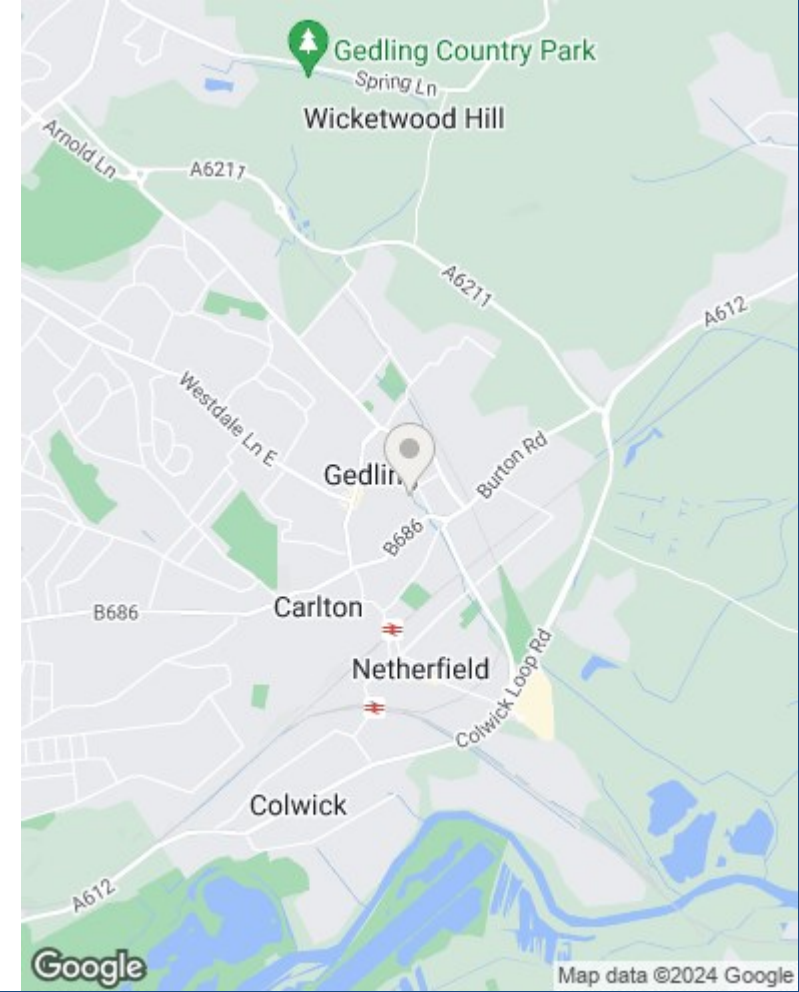
Reduced headroom  
 10.36 m<sup>2</sup>  
 111.52 ft<sup>2</sup>

(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: C**  
**Gedling Borough Council**  
**Freehold**

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