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DavidJames
the estate agent

Mays Avenue, Carlton, Nottingham, NG4 1AS

Guide Price £280,000

About This Property

Guide Price £280,000 _ £290,000. Welcome to this superb detached and extended family home, perfectly located within easy reach of Carlton's amenities and schools with frequent bus services nearby for an effortless commute to the nearby Nottingham City Centre.

Upon entering, you are greeted by a welcoming entrance hall that features useful understairs storage. The bright and spacious lounge/dining room is the heart of the home, seamlessly connecting to the versatile conservatory. This additional living space, complete with French doors leading to the rear garden's patio area, also has a radiator which allows it to be used all year round.

The superb modern breakfast kitchen is a highlight, fitted with a range of units and a seating area. It includes an integrated washing machine, dishwasher and under-counter fridge whilst space is available for a freestanding range cooker (current electric appliance open for separate negotiation).

Upstairs, the home boasts three well-proportioned bedrooms. Bedroom two includes a storage cupboard housing the Worcester boiler which can be controlled remotely via the Hive smart thermostat system whilst the main bedroom to the rear takes full advantage of views towards the Trent Valley. The modern bathroom features a three-piece suite, complemented by an electric shower and a towel radiator.

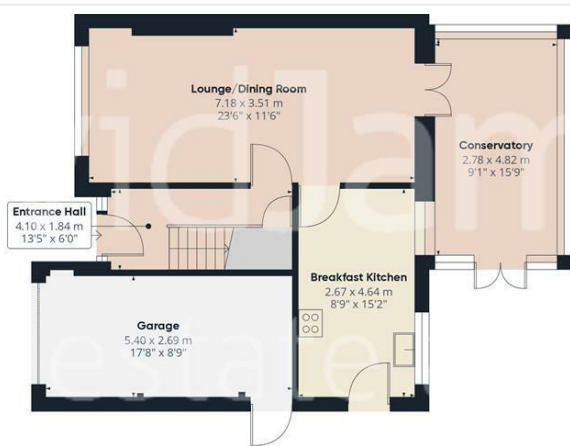
Outside, the property offers a southerly-facing tiered rear garden. The initial patio seating area provides a great space for relaxing with steps then descending to a further patio area and in turn the end of the garden, which presenting ample potential for customisation. Additionally, the garden includes a water tap, while the front of the property features an external power socket.

The driveway offers off-street parking and access to the garage, which benefits from both power and lighting as well as a side pedestrian door via a recently installed timber lock-up gate to the side of the house.



- Extended detached family home
- Within easy reach of Carlton's amenities and schools
- Frequent bus services available nearby for an effortless commute to Nottingham City Centre
- Initial welcoming entrance hall with useful understairs storage
- Bright and spacious lounge/dining room
- Versatile conservatory with French doors
- Modern breakfast kitchen with a range of integrated appliances
- Three bedrooms complemented by a modern bathroom
- Southerly-facing tiered rear garden with an initial elevated patio seating area
- Driveway and garage provide off-street parking





Floor 0



Floor 1

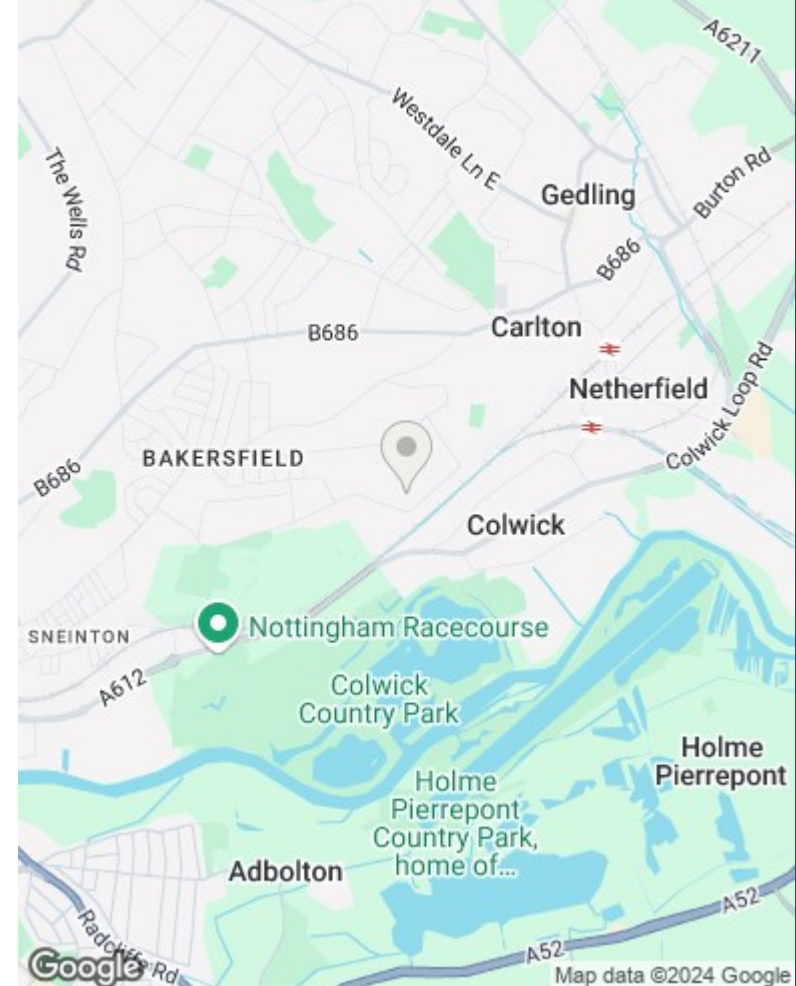
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Approximate total area⁽¹⁾
112.48 m²
1210.75 ft²

(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.

GIRAFFE360



Council Tax Band: C
Gedling Borough Council
Freehold

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