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DavidJames
the estate agent

Belper Avenue, Carlton, Nottingham, NG4 3SD

Guide Price £260,000

About This Property

GUIDE PRICE £260,000 - £280,000 We are thrilled to present this extended detached family home, ideally positioned within easy reach of Carlton and Mapperley's ample amenities, highly regarded schools, and regular bus services providing quick access to Nottingham City Centre.

Upon entering, you are welcomed into a spacious hallway that leads to a lounge, featuring a walk in bay window which provides the room with natural light, creating a perfect space to unwind and relax. The heart of the home is the well-equipped kitchen, which comes with an included range cooker and room for additional freestanding appliances. The kitchen is open-plan to a stunning dining area, complete with bi-fold doors that seamlessly connect the interior to the rear garden. Matching kitchen units, including a built-in wine cooler, adds a touch of sophistication to the space.

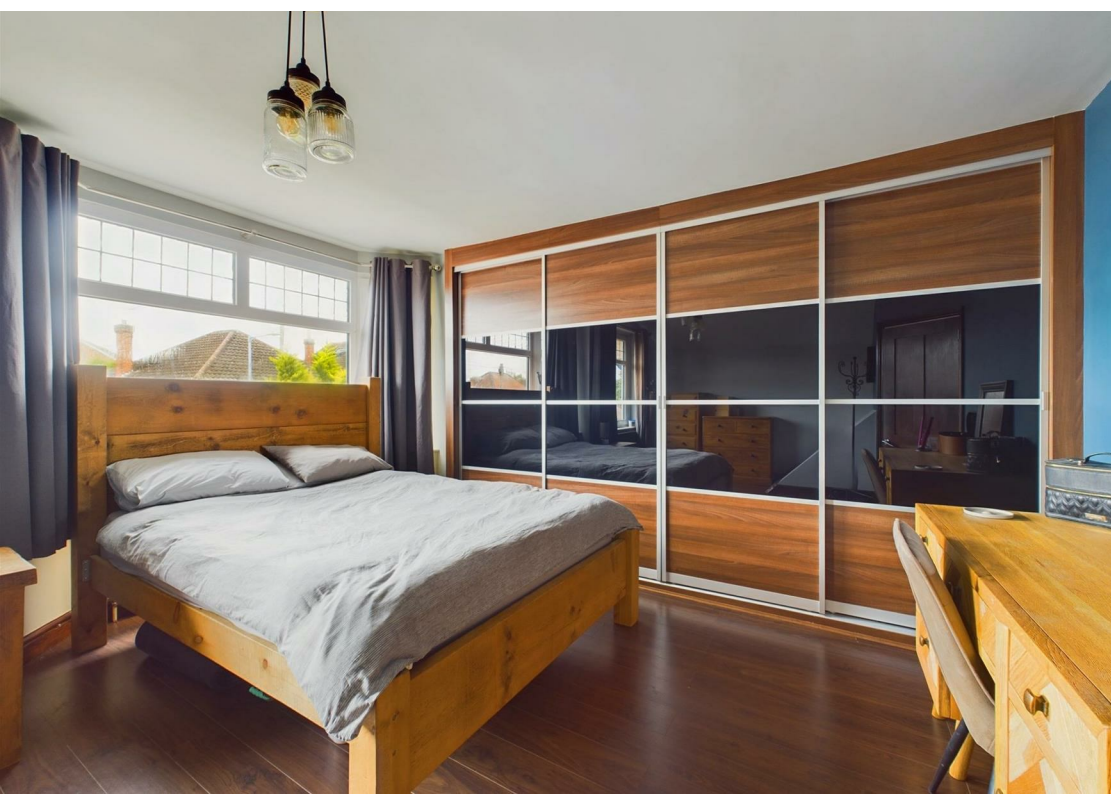
The ground floor also benefits from a modern four-piece family bathroom, accessed through the kitchen. This stylish bathroom includes a freestanding bath, a separate rainfall-style shower cubicle, WC, vanity washbasin, and a heated towel radiator. The Worcester boiler, serving the central heating system, is discreetly concealed in a fitted cupboard for added convenience.

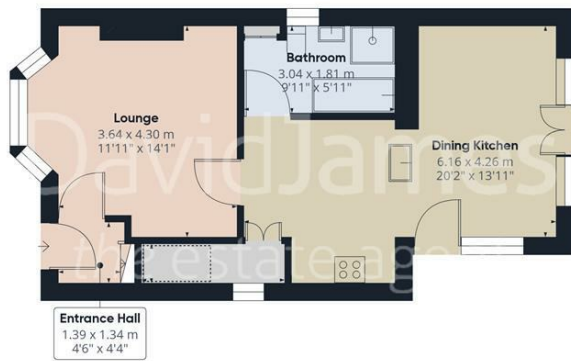
Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom, positioned at the front of the house, features a large bank of fitted wardrobes, offering plenty of storage space, along with room for additional bedroom furniture. The floor also includes a separate WC, and access to a fully boarded and lit loft space, providing valuable storage options.

Outside, the property continues to impress with a good-sized, south-easterly facing rear garden, featuring a paved patio area, ideal for al fresco dining, and a well-maintained lawn with low-maintenance borders. A detached garage with power, lighting, offers workshop potential, and additional storage is available in the shed. To the front, a driveway provides parking.

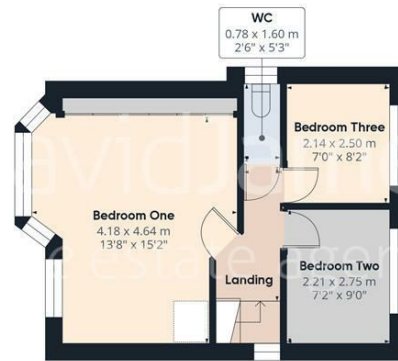
- Extended detached family home
- Within easy reach of Carlton and Mapperley's nearby amenities, schools and bus services
- Good-sized lounge with a feature bay window
- Superb open plan dining kitchen space with bi-fold doors
- Beautiful modern bathroom with a feature freestanding bath and separate shower cubicle
- Three first floor bedrooms (main bedroom with fitted wardrobes)
- Additional first floor WC
- South-easterly facing lawned rear garden with an initial patio seating area
- Garage with power, lighting and an inspection pit
- Driveway to the front provides off-street parking



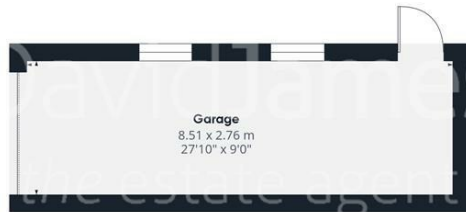




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area*
106.29 m²
1144.1 ft²

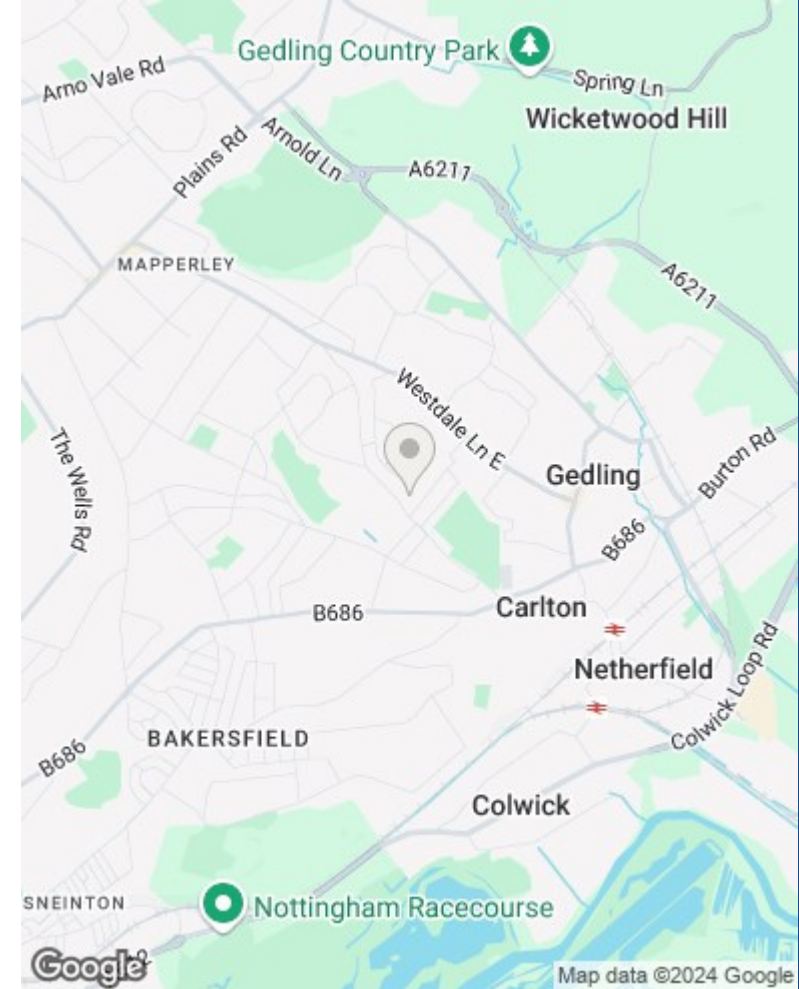
Reduced headroom
1.12 m²
12.06 ft²

(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: C
Gedling Borough Council
Freehold

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