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DavidJames
the estate agent

Middle Avenue, Carlton, Nottingham, NG4 1PG

Guide Price £260,000

About This Property



GUIDE PRICE £260,000 - £270,000 Offered to the market with no upward chain, this well-presented detached bungalow is an excellent opportunity for those seeking the convenience of single-storey living! Located in a popular residential area, the property is within walking distance of frequent bus services, providing easy access to the amenities of Carlton Hill, Mapperley Top and Nottingham City Centre.

Upon entering, you are greeted by an initial entrance hall leading to a spacious lounge, featuring a charming electric fire, 5-amp lighting sockets and sliding patio doors that open into a full-length conservatory. The conservatory, complete with a radiator for year-round use, extends the living area and offers excellent views over Huckerby's Field to the rear.

The modern kitchen boasts soft-close units, including a useful corner carousel storage system, and comes equipped with integrated appliances such as an electric oven, hob with extractor and a built-in fridge.

There are two generously-sized bedrooms, with the main bedroom offering a full-length bank of built-in wardrobes that include a fitted safe. The fully-tiled bathroom features a three-piece suite and an electric over-bath shower.

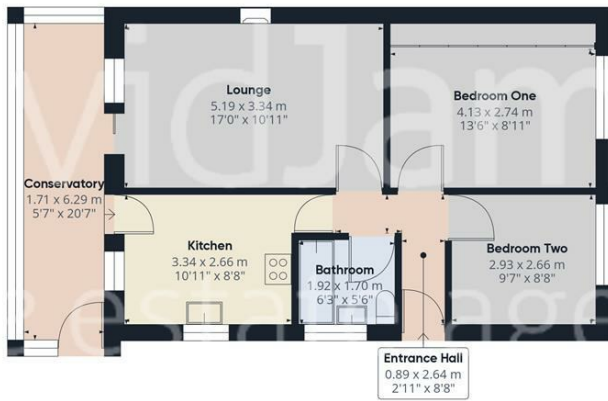
Additional highlights of the property include UPVC double glazed windows and doors, as well as gas central heating supplied by an annually serviced Worcester boiler housed in the garage.

Outside, the rear garden has been thoughtfully landscaped to create an initial seating area with scenic views, leading to a large patio, generous lawn, established borders and a summerhouse – ideal for gardening enthusiasts. To the front, a gated driveway offers off-street parking and access to the garage, which is equipped with power, lighting and space for further white goods.

- Detached bungalow
- Offered to the market with no upward chain
- Ideal for those seeking single-storey living
- Well-presented throughout
- Good-sized lounge with an adjoining full-length conservatory
- Modern soft-close fitted kitchen with integrated appliances
- Two bedrooms (main bedroom with fitted wardrobes)
- Bathroom with a three-piece suite and an electric shower
- Generous landscaped rear garden with elevated views over Huckerby's Field
- Driveway and garage provide off-street parking







Floor 0 Building 1



Floor 0 Building 2



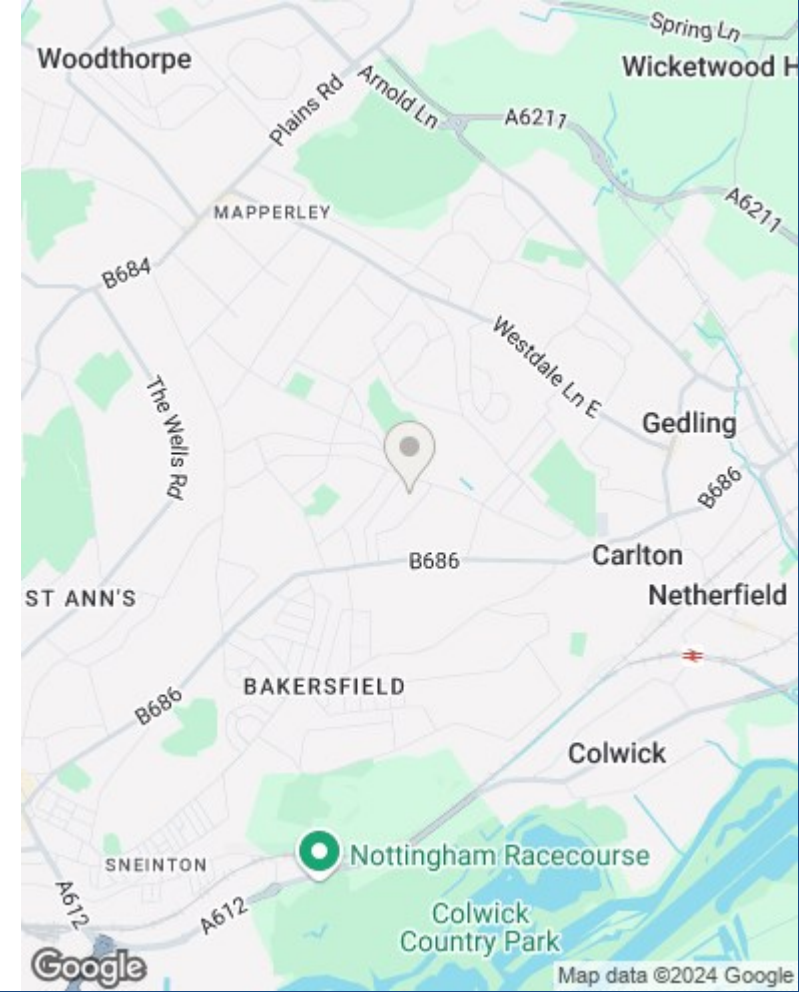
Approximate total area⁽¹⁾
81.26 m²
874.68 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council Tax Band: C
Gedling Borough Council
Freehold

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