



DavidJames
the estate agent

Third Avenue, Carlton, Nottingham, NG4 1PE

Guide Price £290,000

About This Property



This deceptive split-level detached bungalow presents an excellent opportunity for those looking to put their own stamp on a property with plenty of room for personalisation! Situated in a sought-after area of Carlton, the home is conveniently located within easy reach of both Carlton and Mapperley's wide range of amenities.

The property features ground floor accommodation complemented by additional lower-ground floor space, catering to various living requirements. The entrance hall welcomes you into the home, leading to a spacious lounge that boasts a feature balcony. This balcony provides superb views over the local area, making it a perfect spot for relaxing and entertaining. The dining kitchen comes equipped with integrated appliances including a double oven, hob with extractor and dishwasher

The accommodation further includes three bedrooms, with two located on the ground floor and the main bedroom on the lower ground floor, complete with fitted bedroom furniture. This layout offers flexibility and privacy for residents and guests alike. The property also features a ground floor bathroom with a separate WC.

The lower ground floor unveils further potential, hosting a utility room, a useful store room and a lower hallway that could serve as an office or additional living space, depending on your needs.

Additional benefits include gas central heating, PV solar panels and UPVC double glazing.

Externally, the property does not fail to impress with its beautiful established rear garden. An initial patio seating area provides a setting to enjoy the outdoors and the picturesque overlook. Additionally, a driveway offers off-street parking and leads to the garage, which also has internal access for ease.

- Split-level detached bungalow
- Offers ground floor living with additional lower ground floor accommodation
- Lots of potential for personalisation
- Spacious lounge with feature balcony providing stunning views
- Dining kitchen with integrated oven, hob and dishwasher
- Ground floor bathroom with separate WC
- Three bedrooms (two ground floor, one lower ground floor)
- Lower ground floor provides a bedroom, utility and store room
- Superb established rear garden with patio seating area
- Driveway and garage providing off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

158.11 m²
1701.92 ft²

Reduced headroom

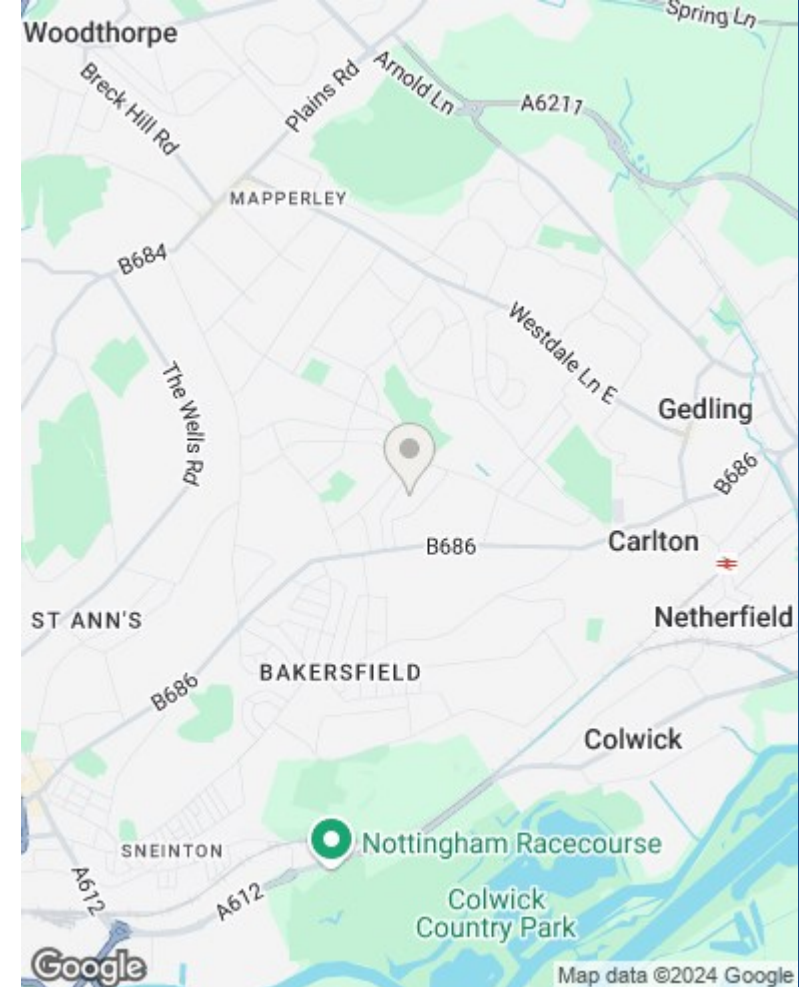
0.72 m²
7.76 ft²

(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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