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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 This delightful detached family home located in a peaceful residential area is available with no upward chain. Owned by the same family for over 60 years, this well-maintained property has been thoughtfully extended to the front offering additional living space, and comes with a convenient adjoining garage with electric-door entry.

Upon entering, you are greeted by a welcoming entrance hall with a useful downstairs WC and a storage cupboard. The L-shaped lounge and dining room is bright and spacious, featuring a fireplace with a marble finish hearth and double patio doors leading to the southerly-facing rear garden. To the right of the hall, a cosy snug connects to the well-appointed kitchen with a range of cream shaker-style units complemented by an oak-effect worktop and numerous integrated appliances including a Bosch oven, induction hob, fridge freezer and washer dryer. A door from the kitchen provides access to the side entrance whilst a large window provides plenty of natural light into the room.

Upstairs, you'll find three generously sized double bedrooms. The main bedroom overlooks the front, while bedrooms two and three enjoy views of the lovely rear garden. The family bathroom is stylishly finished with a three-piece white suite.

The southerly-facing rear garden is a true highlight of the property featuring a large initial terrace and a covered porch with steps leading down to a lawn surrounded by mature trees, a greenhouse with electricity and a further shed.

This is a rare opportunity to acquire a spacious home full of character and potential in such a peaceful setting!



- Extended detached family home situated on popular Mays avenue
- Three double bedrooms (two with excellent garden views)
- Large L-shaped lounge/dining Room with French doors leading to the patio and rear garden
- Separate versatile reception room (ideal as a snug area or study)
- Bright and airy kitchen with Ample storage and integrated appliances
- Downstairs WC for added convenience and a well-presented modern family bathroom
- Driveway and garage with electric-door entry
- Generous southerly-facing lawned rear garden with a feature terrace
- Lots of potential to personalise to your own taste
- Offered to the market with the benefit of no upward chain







Floor 0



Floor 1



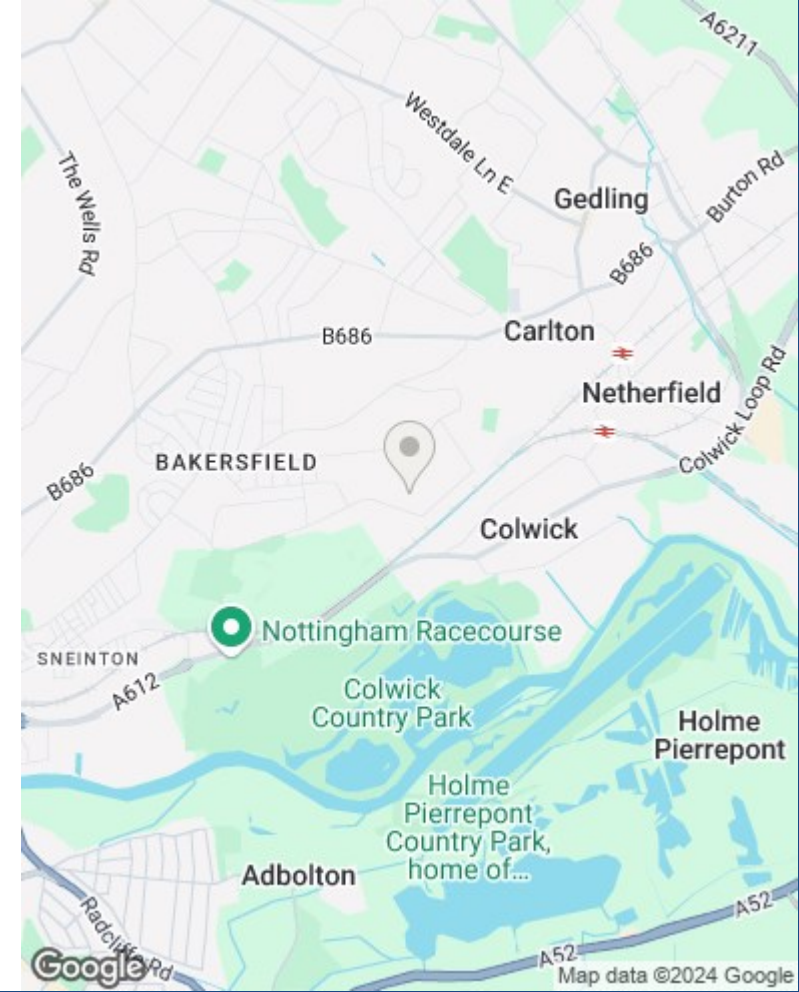
Approximate total area[®]
103.03 m²
1109.01 ft²

(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 are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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