



**16 Standhill Avenue, Carlton, Nottingham, NG4 1LG**

Guide Price **£270,000**

**DavidJames**  
the estate agent





## 16 Standhill Avenue

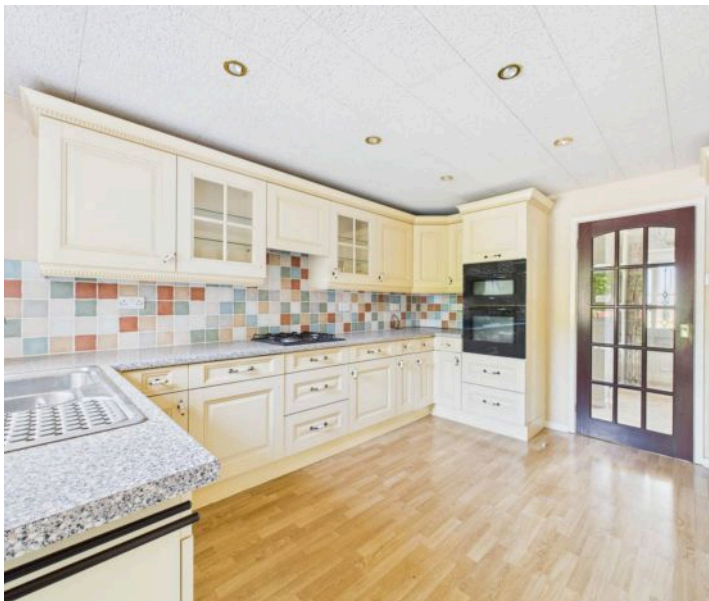
Carlton, Nottingham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious and versatile bungalow in a popular residential area sold with no upward chain
- Three bedrooms including two double bedrooms with built-in wardrobes and a versatile guest bedroom/home office
- Central L-shaped entrance hall
- Large lounge/dining room with direct access to a lean-to conservatory
- Generous conservatory with garden views, accessible from the kitchen and lounge/dining room
- Breakfast kitchen with a range of panelled units and an integrated double oven, hob and extractor
- Modern fully tiled shower room with white suite and double width shower cubicle and mains pressure shower
- Private landscaped rear garden with multiple zones for relaxation & entertaining
- Spacious garage providing secure parking and ample storage space with potential for conversion subject to necessary planning permission
- Elevated position with impressive views of surrounding area, close to a range of local amenities, schools & public transport links









Floor 0

Approximate total area<sup>(1)</sup>

115.11 m<sup>2</sup>

1239.04 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.