



20 Darley Avenue, Carlton, Nottingham, NG4 3PA

Guide Price **£350,000**

DavidJames
the estate agent



20 Darley Avenue

Carlton, Nottingham

Modern detached 3 double bedroom family home with balcony and picturesque garden. Cosy lounge with log burner, French doors to dining room, modern kitchen and luxury shower room. Driveway, garage, lawned garden with patio and summerhouse.

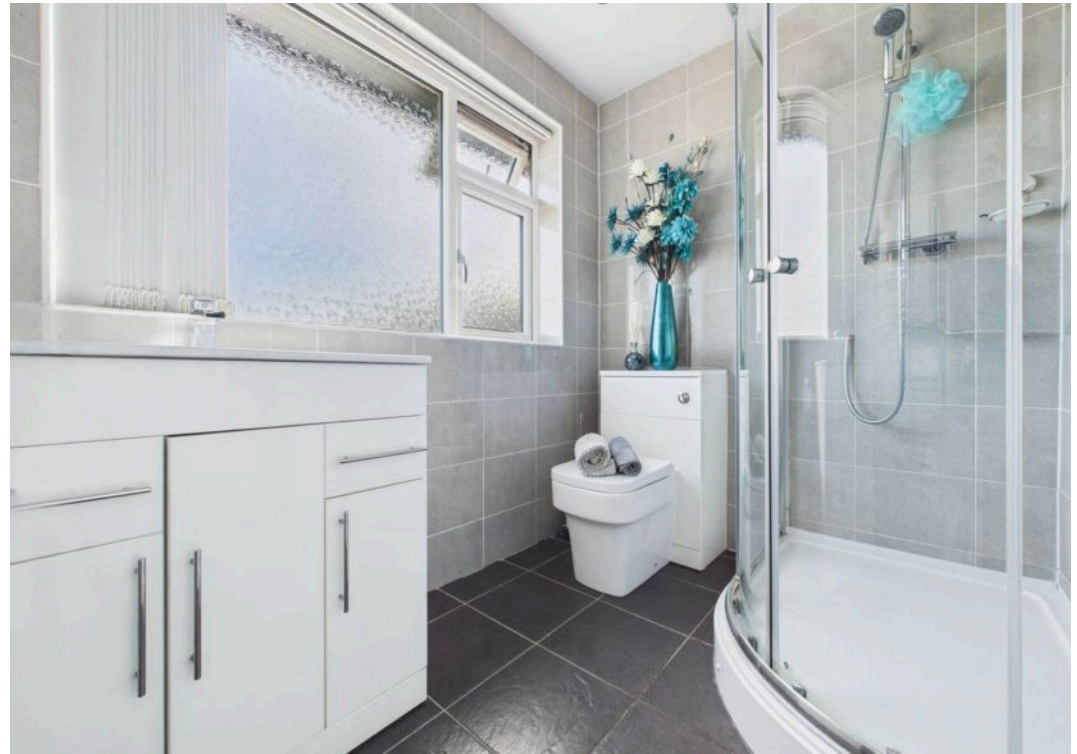
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modern detached family home
- Three double bedrooms, bedroom two with balcony overlooking the rear garden
- Entrance porch, hallway and ground floor Wc with washbasin
- Lounge with fireplace with a feature log burner
- Dining room with French doors leading to the rear garden
- Kitchen with cream panelled units, tiled flooring and integrated oven, hob and extractor, adjoining utility room
- Stylish fully tiled first floor shower room/Wc with mains pressure shower
- Combination gas central heating, UPVC double glazing
- Block paved driveway provides ample off road parking, garage
- Good sized lawned rear garden with patio and summerhouse, established Magnolia tree to the front garden







Floor 0



Floor 1

Approximate total area⁽¹⁾

120.1 m²

1292.75 ft²

Balconies and terraces

2.52 m²

27.13 ft²

Reduced headroom

0.07 m²

0.78 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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