



13 Frederick Avenue, Carlton – NG4 1HP

Guide Price **£425,000**

DavidJames
the estate agent



13 Frederick Avenue

Carlton, Nottingham

Extended 3 bed detached home offered with no chain, boasting modern updates and versatile family living! Bespoke dining kitchen, wonderful conservatory, multiple living areas and landscaped garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented, extended and detached family home
- Within easy reach of popular schools and a short walk from Carlton Hill's shops and buses
- Three versatile reception spaces across the generous ground floor
- Beautiful bespoke dining kitchen with acrylic worktops, integrated appliances and roof lantern
- Stunning conservatory with underfloor heating and French doors to the landscaped garden
- First floor bathroom plus an additional separate shower room
- Three well-proportioned bedrooms with quality finishes and a variety of storage solutions
- First floor office/study provides an ideal workspace
- Landscaped and low-maintenance rear garden featuring a spacious patio and mature greenery
- Driveway providing off-street parking









Floor 0

Approximate total area⁽¹⁾

179.55 m²

1932.67 ft²

Reduced headroom

1.08 m²

11.65 ft²



Floor 1

(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 are based on RICS IPMS 3C standard.

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