



17 Douglas Avenue, Carlton – NG4 1AL

Guide Price **£270,000**

DavidJames
the estate agent



17 Douglas Avenue

Carlton, Nottingham

Well-presented 2 double bed detached bungalow ideal for those seeking single-storey living! Boasting a bright and spacious lounge, modern kitchen and beautiful gardens plus multi-vehicle parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented detached bungalow
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of frequent bus services and Carlton's nearby amenities
- Light-filled lounge with a beautiful fireplace, wood-finish flooring and French doors onto gardens
- Modern shaker-style kitchen with integrated appliances and garden views
- Two double bedrooms (bedroom one currently used as a reception space)
- Contemporary bathroom with a four-piece suite (including a shower enclosure)
- Recently replaced Worcester boiler with remaining warranty
- Mature landscaped rear garden with a patio seating area
- Gated driveway offering off-street parking and an EV charging point







Approximate total area⁽¹⁾

65 m²

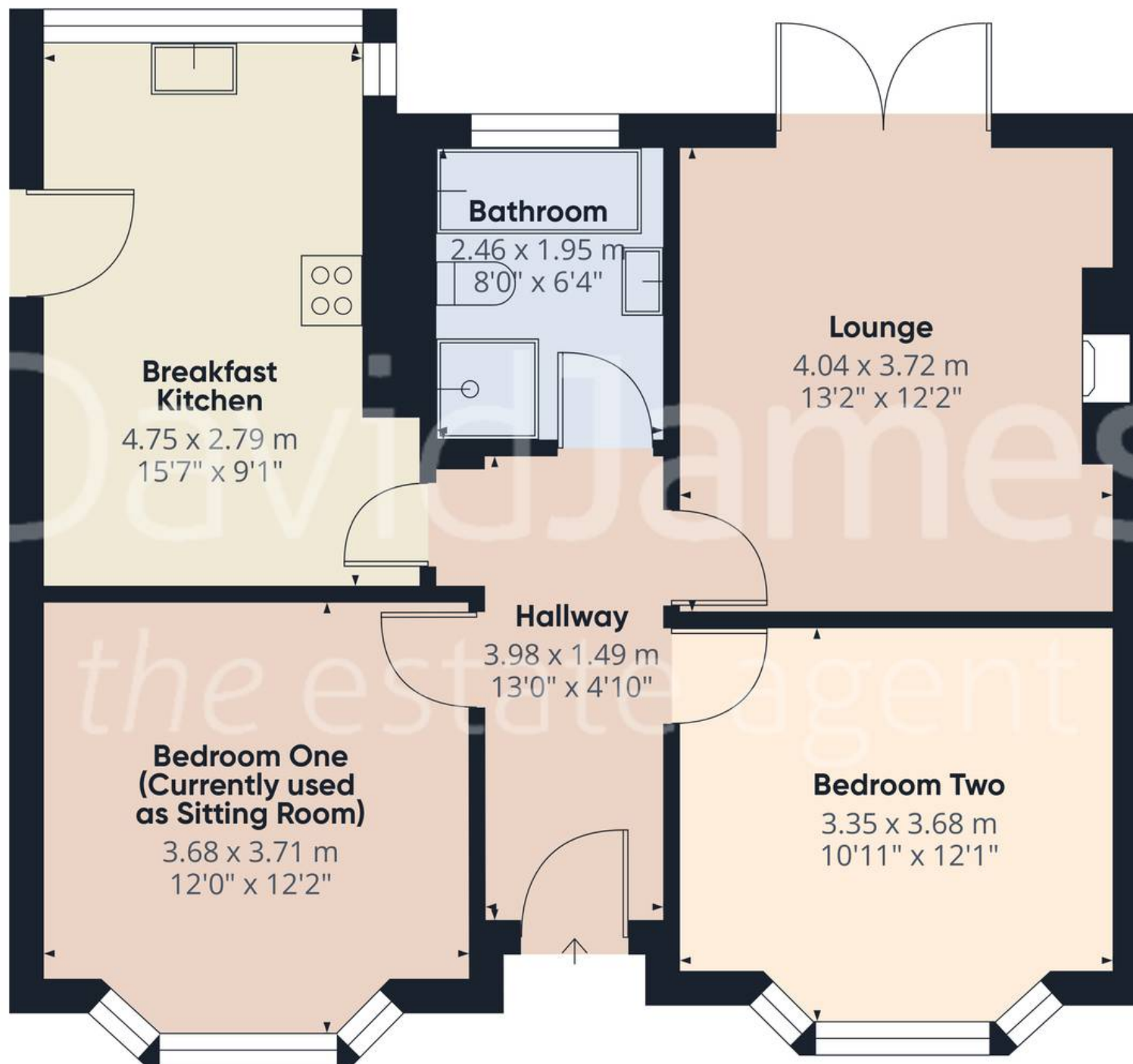
700 ft²

(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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