



5 Conway Avenue, Carlton – NG4 2PY

Guide Price **£350,000**

DavidJames
the estate agent



5 Conway Avenue

Carlton, Nottingham

Beautifully-presented 3 bed semi-detached home on a quiet cul-de-sac, backing onto open greenery and within walking distance of local shops, amenities, schools and public transport links to the City!

Council Tax band: B

Tenure: Freehold

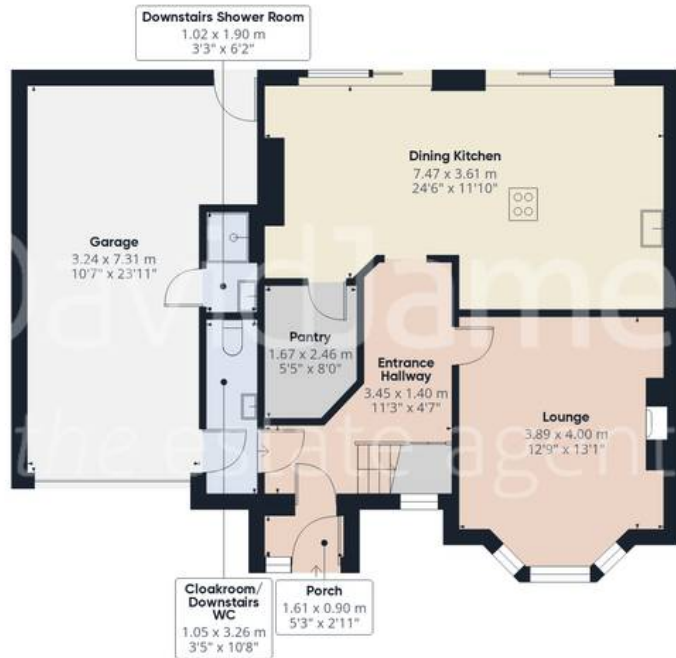
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully-presented period semi-detached home
- Ideally located within walking distance of local amenities
- Bright and inviting entrance hallway with elegant tiled flooring and a downstairs cloakroom/WC
- Superb lounge enhanced by a large bay and a decorative open fireplace
- Stunning open plan dining kitchen with shaker-style units, central island, Belfast sink, integrated AEG cooking appliances, walk-in pantry and twin patio doors
- Spacious landing with access to a large fully boarded loft space with huge potential
- Three well-proportioned and thoughtfully-presented double bedrooms on the first floor
- Large traditional-style first floor family bathroom with an additional ground floor shower room
- Generous rear garden providing a delightful setting for outdoor dining or entertaining
- Double-width driveway providing off-street parking with an EV charging point







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

171.8 m²

1850 ft²

Reduced headroom

5.8 m²

62 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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