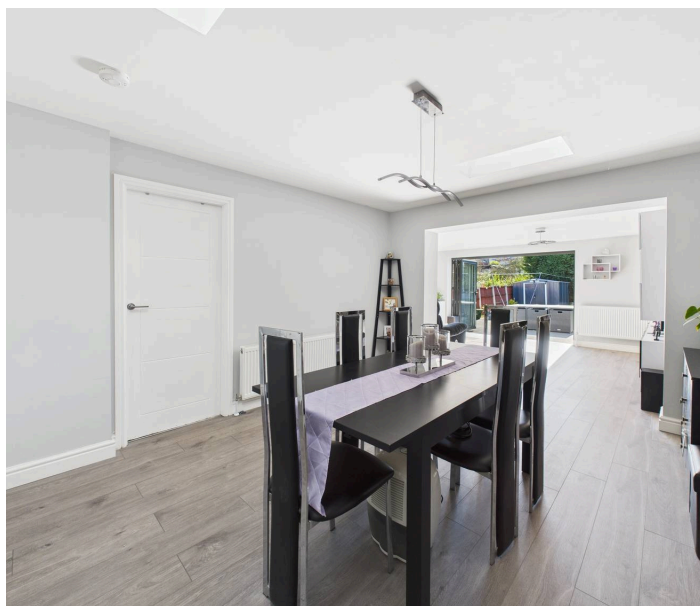




9 Fourth Avenue, Carlton, Nottingham, NG4 1PU

Offers Over **£375,000**

DavidJames
the estate agent



9 Fourth Avenue

Carlton, Nottingham

Council Tax band: C

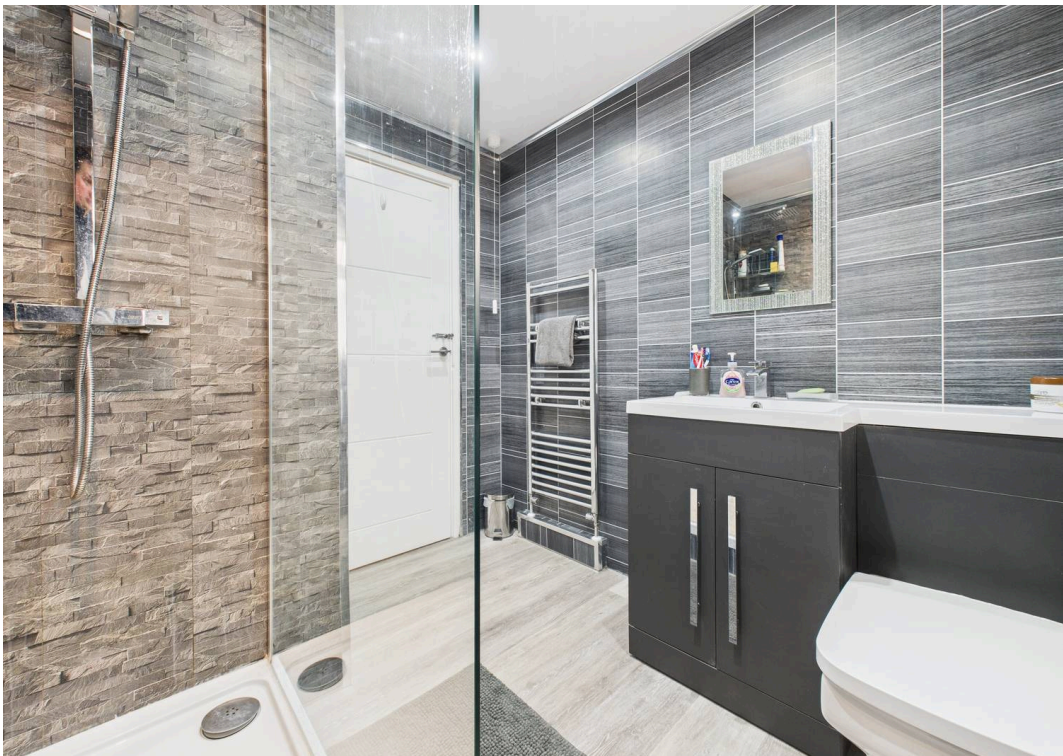
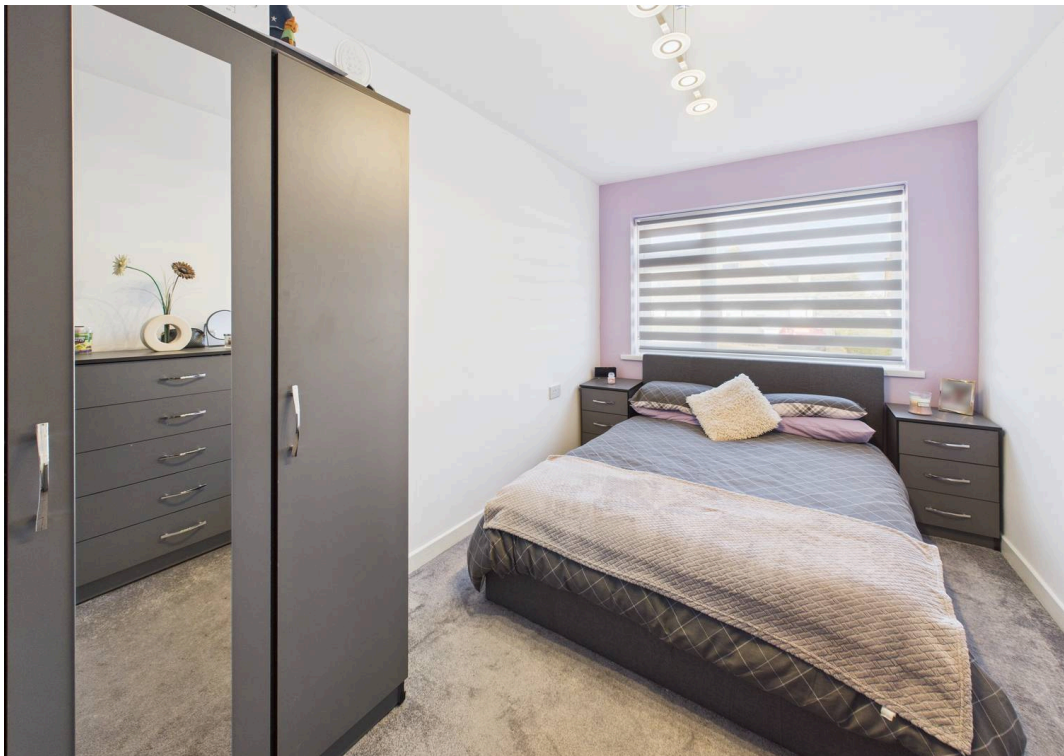
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious, extended and well presented detached bungalow
- Three double bedrooms, bedroom one with fitted wardrobes
- Entrance hall with storage cupboards leading to an inner hallway and open-plan kitchen
- Good sized lounge with aluminium bi-fold doors opening to the rear garden
- Adjoining dining room with skylight windows (open plan to the lounge) providing ample entertaining space
- Stylish dining kitchen with central island unit with seating and a range of integrated appliances
- Modern shower room/Wc with walk-in shower cubicle with mains pressure shower
- Gas central heating, UPVC double glazing
- Block paved driveway to the front and side elevations provides off road parking, garage with electric roller door
- Enclosed lawned rear garden with lawned area and decking allowing ample space for outdoor seating and dining







Approximate total area⁽¹⁾

120.57 m²

1297.81 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 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 • 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.