

# JOHNSONS & PARTNERS

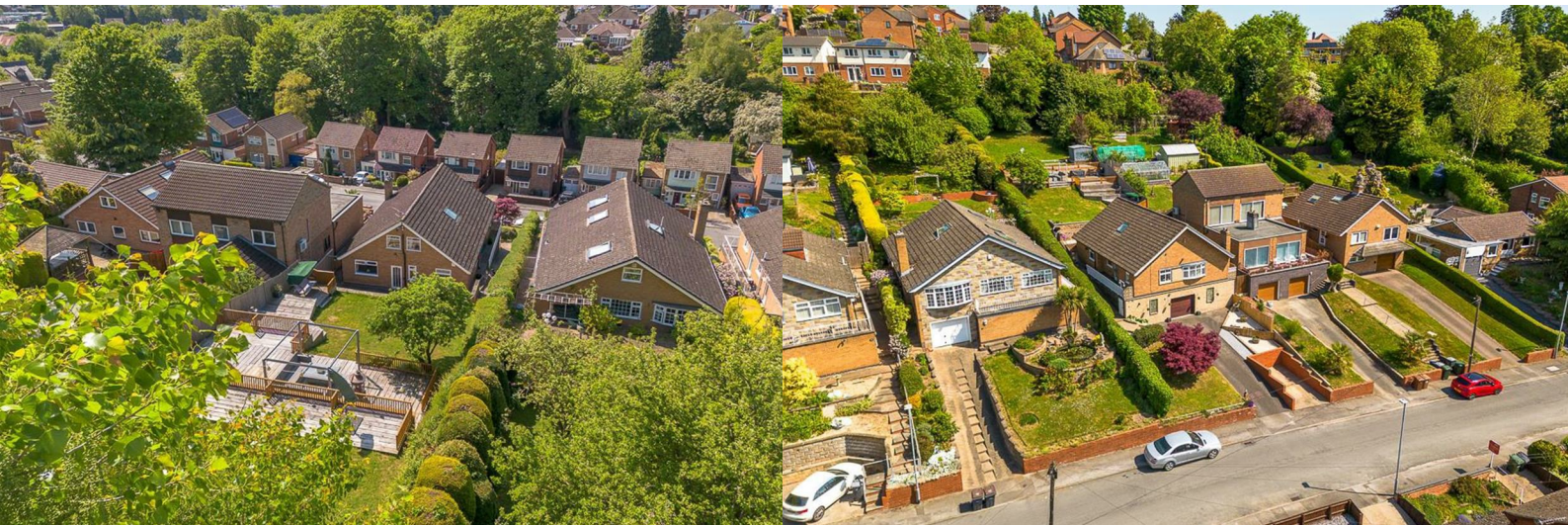
Estate and Letting Agency



**32 MAYS AVENUE, CARLTON**

NOTTINGHAM, NG4 1AU

**£475,000**





# 32 MAYS AVENUE

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Four Bedrooms | Detached Dormer Bungalow | Popular Location | Breakfast Kitchen and Utility Room | Ground Floor Bathroom | Two Ground Floor Bedrooms | Close to Local Amenities |

Located in the popular neighbourhood of Carlton, Nottingham, lies a splendid abode at Mays Avenue - a property that promises the perfect fusion of comfort and convenience for the modern family. This substantial four-bedroom dormer style bungalow sits proudly on an elevated plot, boasting far-reaching views that invite tranquillity into your daily living.

Well-presented throughout, the house offers a wealth of space including a generous living and dining room, ideal for family gatherings or entertaining guests. The breakfast kitchen serves as the heart of the home, complete with a separate utility room adding to the practicality of the space. The ground floor hosts two well-appointed bedrooms, a full bathroom, and an additional WC, ensuring accessibility and ease for all family members.

The cleverly converted loft space unveils two additional bedrooms alongside a versatile living area. The remainder of the attic is brimming with potential, offering the new owners a prime opportunity to craft an additional bathroom and living space tailored to their needs.

Outside, the property doesn't fail to impress with a wonderful split-level garden featuring a large decking area—perfect for alfresco dining and outdoor festivities. The driveway and large double garage provide ample parking for up to three vehicles.

Situated in a popular locale, this home is just a stone's throw away from a plethora of local amenities, making it an ideal setting for families seeking both peace and proximity. With its unique charm and a multitude of features, viewings of this delightful property are highly advised to fully appreciate what could become your next family home.

Entrance Hallway

Living / Dining Room  
22'9" x 16'4" (6.95 x 5)

Breakfast Kitchen  
15'3" x 14'5" (4.65 x 4.40)

Utility Room  
7'9" x 7'5" (2.37 x 2.27)

Bathroom  
10'3" x 7'3" (3.14 x 2.23)

Bedroom One  
16'10" x 10'11" (5.15 x 3.34)

Bedroom Four  
10'4" x 8'3" (3.15 x 2.53)

WC

First Floor

Living Area

Bedroom Two  
12'10" x 9'2" (3.92 x 2.80)

Bedroom Three  
12'10" x 8'5" (3.92 x 2.59)

Attic Room  
17'11" x 13'3" (5.47 x 4.04)

Garage  
30'0" x 15'5" (9.16 x 4.72)

**Agents Disclaimer**

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise

you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

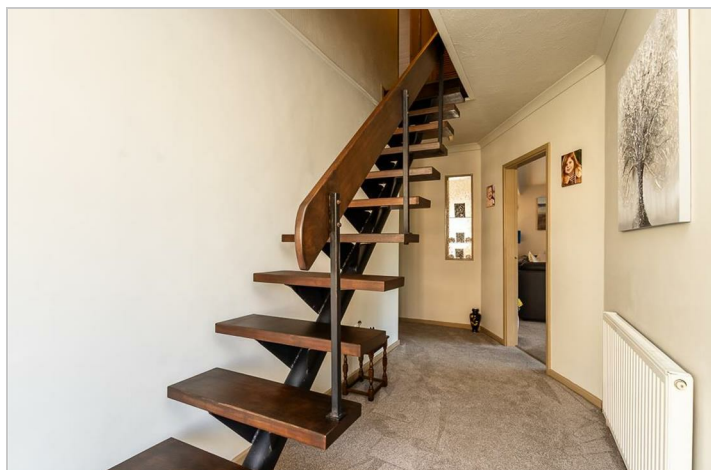
The vendor has advised the following:

Property Tenure is Freehold

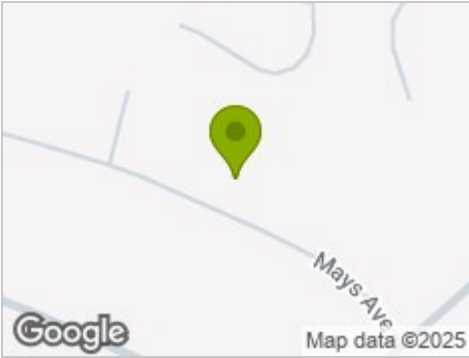
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**Purchaser information -**The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

**Third Party Referral Arrangements –** Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



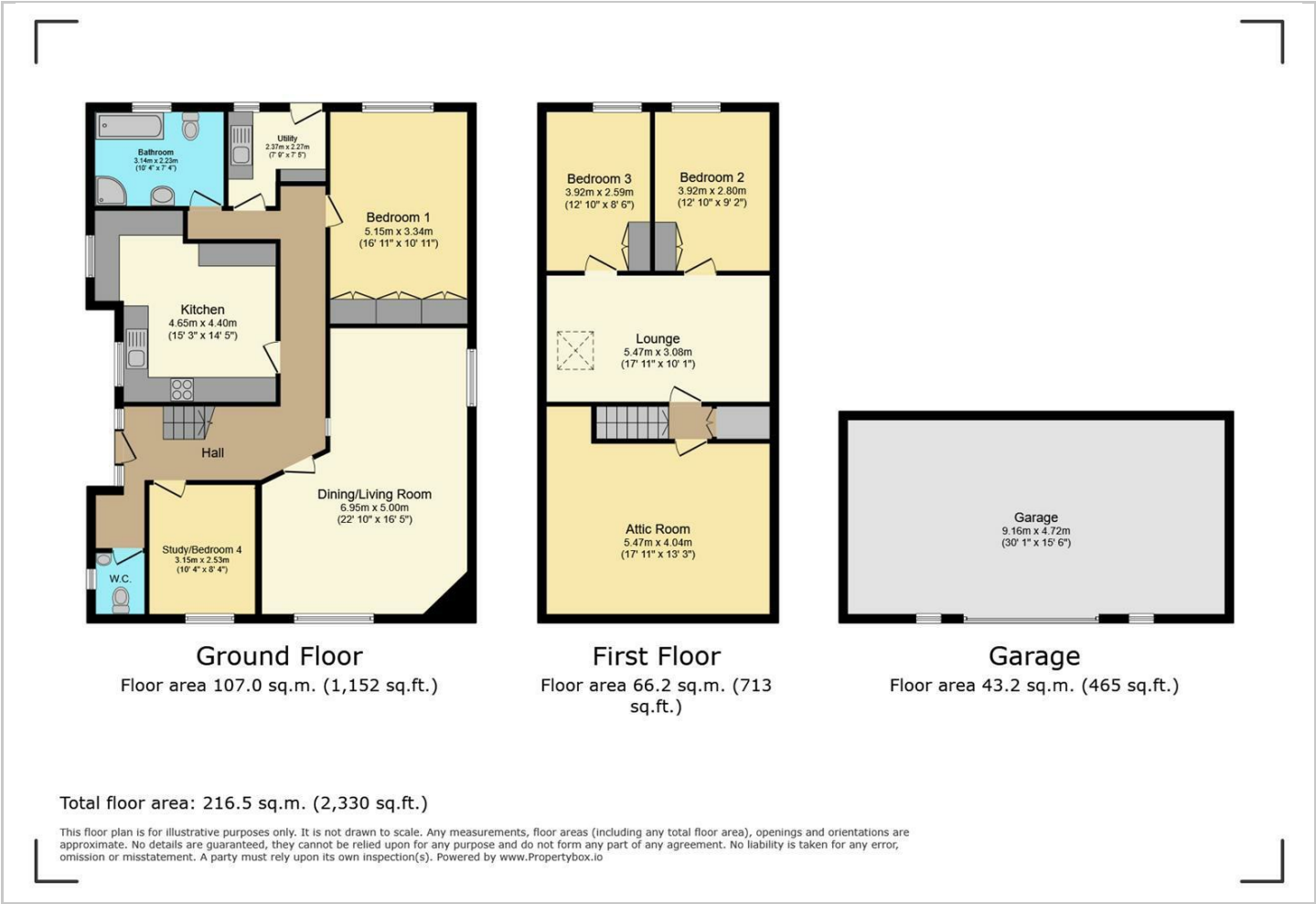
Hybrid Map



Terrain Map



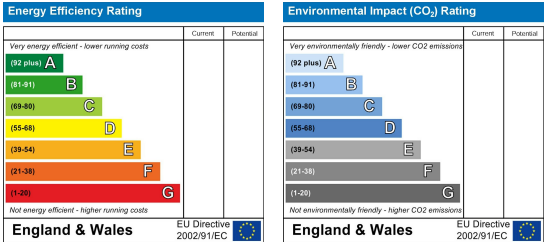
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.