



Carlton Avenue, Shelton Lock Derby DE24 9EJ

welcome to

Carlton Avenue, Shelton Lock Derby

Well-presented 3-bed semi-detached home on Carlton Avenue, Derby. Featuring a lounge, dining room, kitchen, conservatory, and ground floor extension. Generous garden, driveway, and well-proportioned bedrooms. Ideal for families seeking comfort and space.





Ground Floor



First Floor

Lounge

13' 5" MAX x 10' 9" MAX (4.09m MAX x 3.28m MAX)

Dining Room

17' 3" MAX x 10' 9" MAX (5.26m MAX x 3.28m MAX)

Kitchen

14' 3" MAX x 8' 5" MAX (4.34m MAX x 2.57m MAX)

Conservatory

10' 1" MAX x 8' 8" MAX (3.07m MAX x 2.64m MAX)

Bedroom 1

13' 4" MAX x 11' 1" MAX (4.06m MAX x 3.38m MAX)

Bedroom 2

11' 1" MAX x 10' 9" MAX (3.38m MAX x 3.28m MAX)

Bedroom 3

6' 8" MAX x 5' 9" MAX (2.03m MAX x 1.75m MAX)

Bathroom

7' 8" MAX x 7' 7" MAX (2.34m MAX x 2.31m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Carlton Avenue, Shelton Lock Derby

- Three-bedroom semi-detached home
- Driveway providing off-road parking
- Two reception rooms plus conservatory
- Extended ground floor living space
- Modern kitchen layout

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in the region of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120457



Property Ref:
DBY120457 - 0003

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