



34 Douglas Avenue, Carlton, Nottingham, NG4 1AJ

Price Guide £300,000

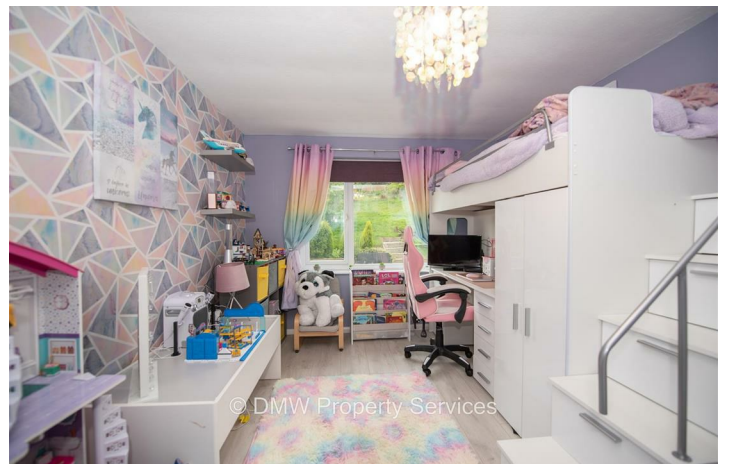
- Well Presented Three Bedroom Detached House
- Spacious Modern Bathroom
- Front Garden
- Driveway
- Large Lounge
- Recently Refitted Kitchen/Diner
- Extensive Rear Garden with Great Views
- GUIDE PRICE £300,000 - £320,000 -

# 34 Douglas Avenue, Nottingham NG4 1AJ

GUIDE PRICE £300,000 - £320,000 - Recently Updated Three Bedroom Detached House on a great sized plot. Accommodation Comprises; Lounge, Modern Kitchen/Diner, Two Double Bedrooms and a further large Single Bedroom. Recently refitted Bathroom. Driveway and Front Garden. Extensive Garden to the Rear.



Council Tax Band: B



#### Entrance Hall

Laminate wood effect flooring. Radiator. Stairs to the first floor landing. Understairs storage areas. Window to the side elevation.

#### Lounge

16'11 max x 11'0

Laminate wood effect flooring. Feature fireplace. Radiator. Double doors opening into Kitchen/Diner.

#### KITCHEN/DINER

18'3 x 9'6

A range of modern base and wall units with space for; Range Cooker, Washing Machine and Fridge/Freezer. Worktop with tiled splash backs, inset sink and breakfast bar. Window to the rear elevation. Recessed spotlights to the ceiling. French doors to the rear. Radiator.

#### FIRST FLOOR LANDING

Doors to all Bedrooms and the Bathroom. Window to the side elevation. Loft access.

#### MASTER BEDROOM

14'7 into bay x 10'3

Double glazed bay window to the front elevation. Radiator.

#### BEDROOM TWO

12'3 x 9'8

Radiator. Window to the rear garden.

#### BEDROOM THREE

8'5 x 8'4

Window to the rear. Radiator.

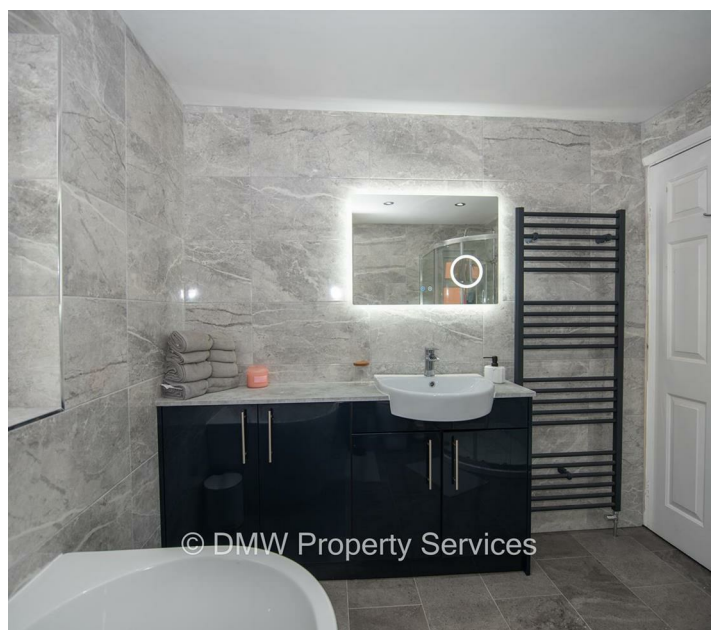
#### BATHROOM

7'9 x 7'7

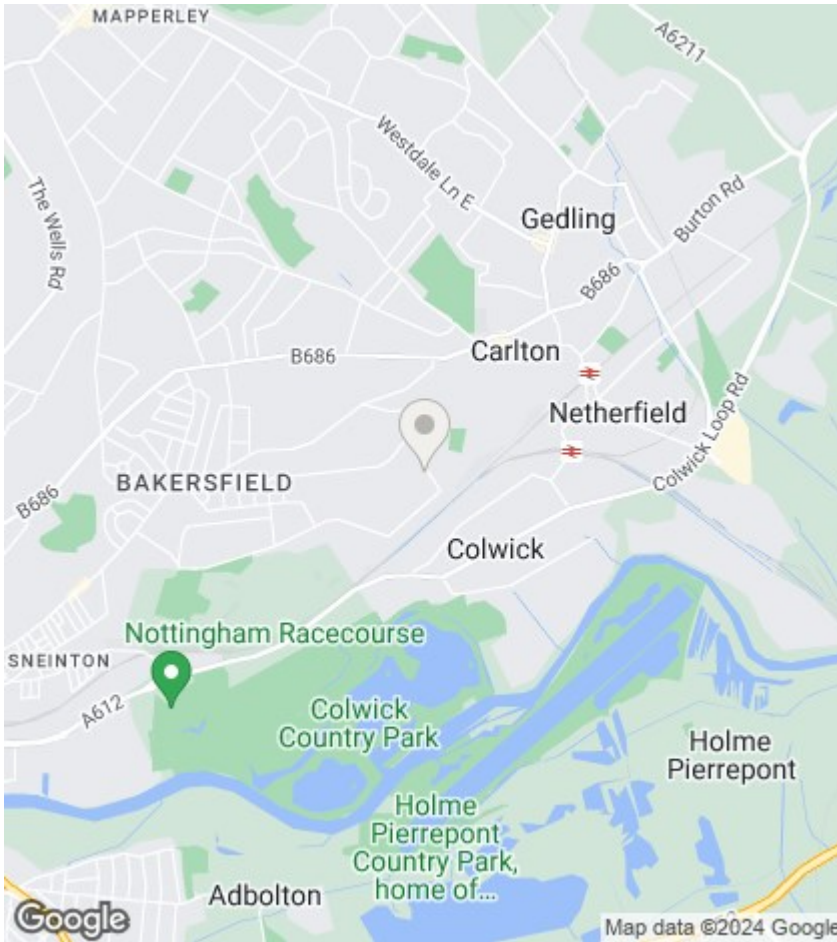
Corner bath with mixer shower. Built in shower cubicle with mains shower. Low level toilet. Sink unit. Window to the side and front elevation.

#### EXTERIOR

Paved patio immediately outside the rear with steps up to the substantial lawned garden area. Driveway and further garden to the front.







## Directions

## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

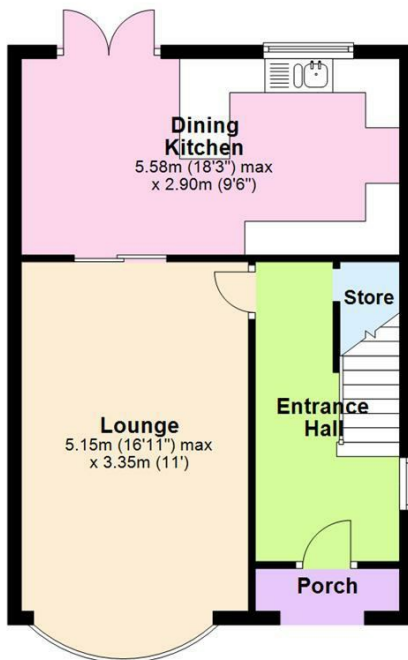
## EPC Rating:

E

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 78        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 50                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

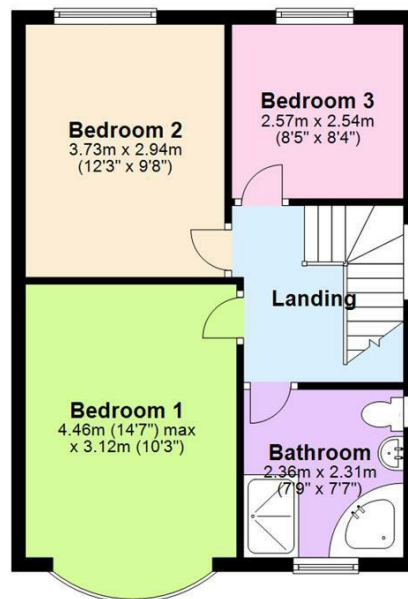
### Ground Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)