



## Hollingbury, Frederick Avenue, Carlton - NG4 1HP

Guide Price £400,000 - £425,000

DavidJames  
the estate agent





# Hollingbury, Frederick Avenue

Carlton, Nottingham

Guide Price £400,000 - £425,000 Large detached home offered with no chain, boasting modern updates and versatile family living! Bespoke dining kitchen, conservatory, multiple living areas & landscaped garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented, extended and detached family home
- Within easy reach of popular schools and a short walk from Carlton Hill's shops and buses
- Three versatile reception spaces across the generous ground floor
- Beautiful bespoke dining kitchen with acrylic worktops, integrated appliances and roof lantern
- Stunning conservatory with underfloor heating and French doors to the landscaped garden
- First floor bathroom plus an additional separate shower room
- Three well-proportioned bedrooms with quality finishes and a variety of storage solutions
- First floor office/study provides an ideal workspace
- Landscaped and low-maintenance rear garden featuring a spacious patio and mature greenery
- Driveway providing off-street parking











**Approximate total area\***  
 179.6 m<sup>2</sup>  
 1933 ft<sup>2</sup>

**Reduced headroom**  
 1.1 m<sup>2</sup>  
 12 ft<sup>2</sup>

(\*) Excluding balconies and terraces

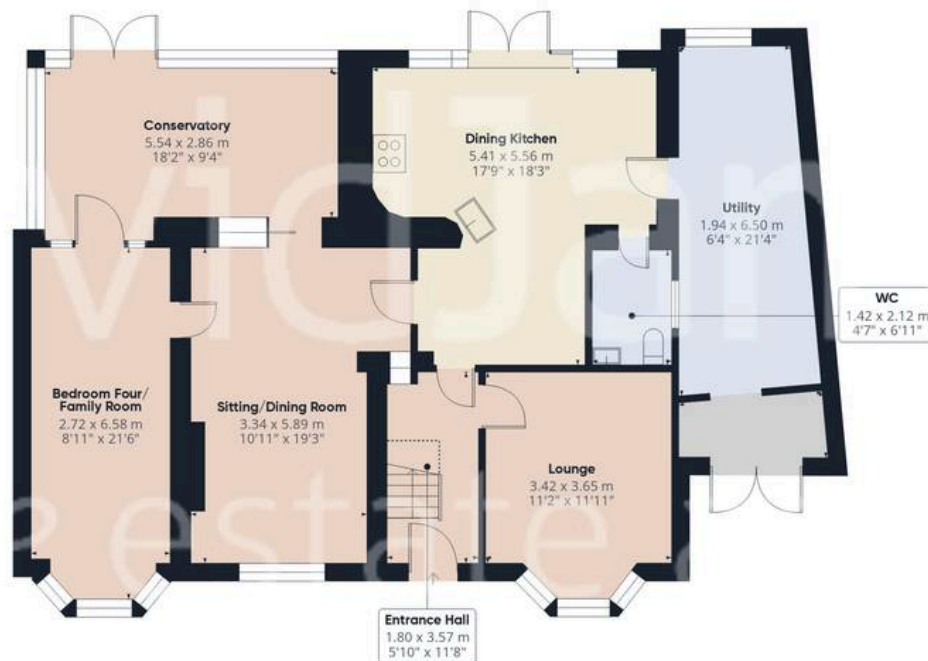
Reduced headroom  
 — Below 1.5 m/5 ft

Calculations reference the BICs IPMS '20 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DBAFFY 340







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

179.6 m<sup>2</sup>

1933 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(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.

GIRAFFE360





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