



**40 Mays Avenue, Carlton – NG4 1AU**

Guide Price **£305,000**





## 40 Mays Avenue

Carlton, Nottingham

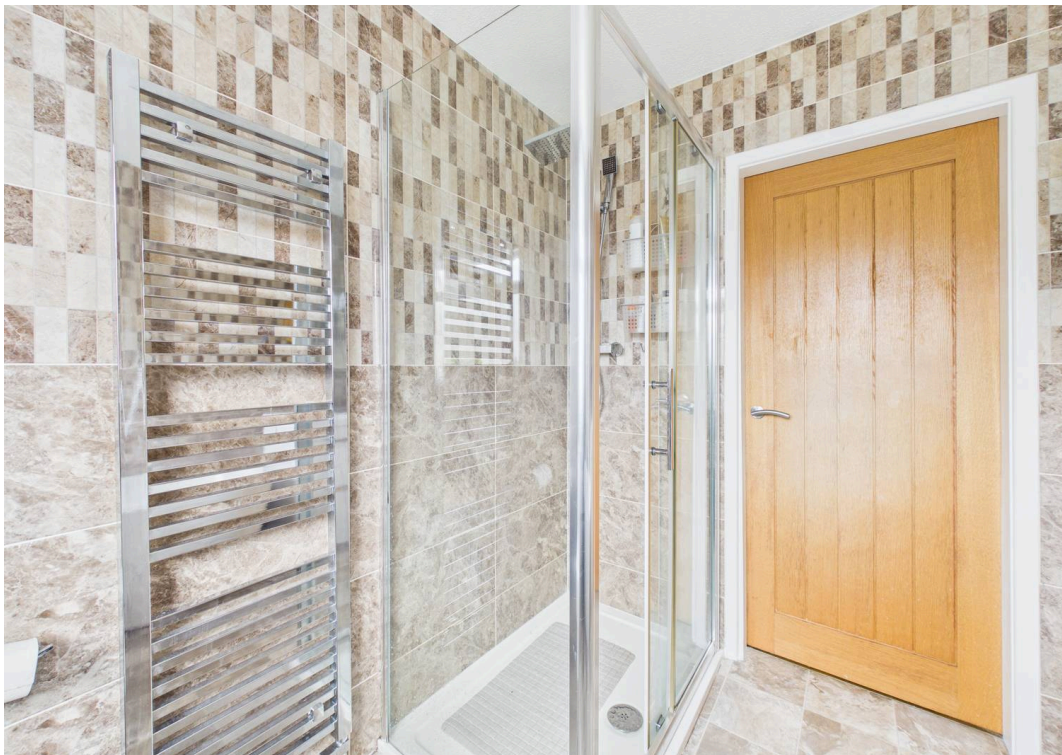
Attractive detached bungalow close to local amenities and transport links! Lounge/dining room, modern kitchen, 3 beds and a stylish bathroom plus a country-style garden, driveway and double garage!

Council Tax band: C

Tenure: Freehold

- Attractive detached bungalow
- Offers well-presented single level accommodation in a sought after location
- Within easy reach of Carlton and Bakersfield's nearby amenities and transport links
- Bright and spacious lounge/dining room with French doors and a feature fireplace
- Modern breakfast kitchen with integrated cooking appliances and a separate utility
- Three bedrooms (including two double bedrooms with fitted wardrobes)
- Stylish four-piece bathroom with a freestanding bath and separate shower enclosure
- Substantial loft space offering exciting potential (subject to the necessary permissions)
- Large country cottage-style tiered rear garden with established planting and fruit trees
- Generous block-paved driveway leading to a double garage







Floor 0

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

116.9 m<sup>2</sup>

1258 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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