



10 Baslow Avenue, Carlton – NG4 3NT

Guide Price **£325,000**

DavidJames
the estate agent



10 Baslow Avenue

Carlton, Nottingham

GUIDE PRICE £325,000 - £350,000 Beautifully presented detached three bed family home featuring open-plan kitchen/living with separate dining room alongside stylish shower room & stunning rear garden with car port, garage & driveway!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented EXTENDED detached home with stylish and versatile accommodation
- Perfect for growing families and close to schools, shops and bus links
- Welcoming entrance hall with contemporary staircase and fitted storage
- Bright lounge leading through to stylish open-plan kitchen and living area
- Modern fitted kitchen with a range of integrated appliances and breakfast bar
- Three well-proportioned first floor bedrooms (all with fitted wardrobes)
- Stylish dual-aspect shower room with rainfall shower
- Stunning westerly facing landscaped rear garden with patio and generous artificial lawn
- Detached garage with power, lighting and an additional carport
- Side and front driveway providing ample off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

88.7 m²

955 ft²

(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

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.