



23 Redland Avenue, Carlton – NG4 3EW

Guide Price **£325,000**

DavidJames
the estate agent



23 Redland Avenue

Carlton, Nottingham

GUIDE PRICE £325,000 - £350,000 Stylish 3 bed det home in Carlton with no chain featuring a bay fronted lounge, open-plan living plus a southerly garden with decking, driveway and EV charging point!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached family house with no chain offering spacious accommodation
- Situated in Carlton with excellent amenities and regular bus routes close by
- Inviting front aspect lounge with charming fireplace
- Impressive open plan living space designed for everyday life and entertaining
- Well-equipped kitchen with cream gloss units and breakfast bar
- Versatile additional sitting/family area with French doors
- Three bedrooms (two double bedrooms with fitted wardrobes)
- Modern family bathroom with separate shower enclosure
- Rear garden with southerly aspect with large, decked seating/entertaining area
- Tandem driveway providing off street parking and practical EV charger









Floor 0



Floor 1



Approximate total area⁽¹⁾

98.3 m²

1059 ft²

Reduced headroom

0.4 m²

4 ft²

(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.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

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

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