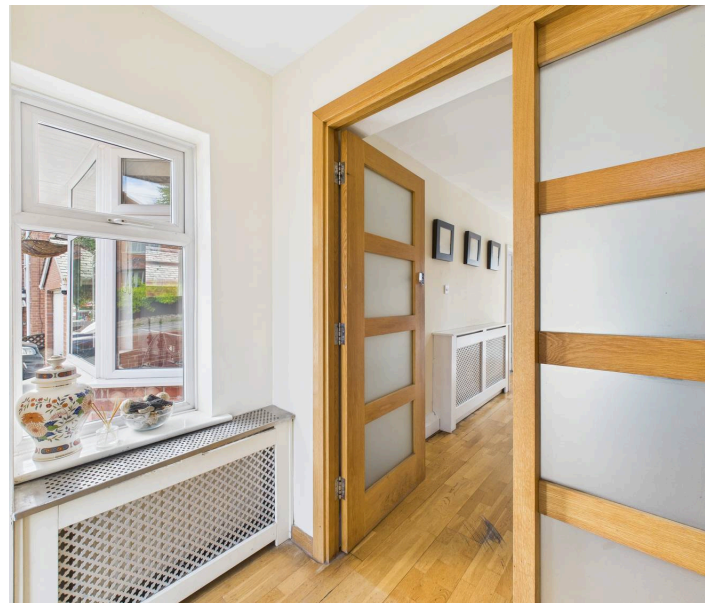




**1 Doveridge Road, Carlton – NG4 3GQ**

Guide Price **£350,000**



# 1 Doveridge Road

Carlton, Nottingham

Guide Price £350,000- £375,000. Detached 3 bed home close to local amenities, schools & bus services. Featuring a stunning open-plan dining/kitchen, south-westerly facing rear garden, garage & driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home in popular area
- Within easy reach of local amenities, schools, bus services and Victoria Retail Park
- Welcoming porch and good-sized entrance hallway with a convenient downstairs WC
- Bright and airy lounge with bay window and feature multi-fuel burner stove
- Stunning open-plan dining/kitchen with modern units, central island and bi-fold doors
- Three bright and spacious double bedrooms (two with built-in sliding wardrobes)
- Stylish white three-piece bathroom suite with double vanity basin
- Gas central heating with combination boiler and Hive controls
- Good-sized south-westerly facing rear garden with lawn and paved seating area
- Driveway and detached garage providing off-street parking for two vehicles







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

114.3 m<sup>2</sup>

1230 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 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**



## David James Estate Agents

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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.