



33 Darley Avenue, Carlton – NG4 3PA

Guide Price **£260,000**

DavidJames
the estate agent



33 Darley Avenue

Carlton, Nottingham

GUIDE PRICE £260,000–£270,000. NO CHAIN!

Detached 3 bed traditional family home featuring a bright lounge, dining kitchen, southerly garden, driveway & garage with amenities close by!

Council Tax band: B

Tenure: Freehold

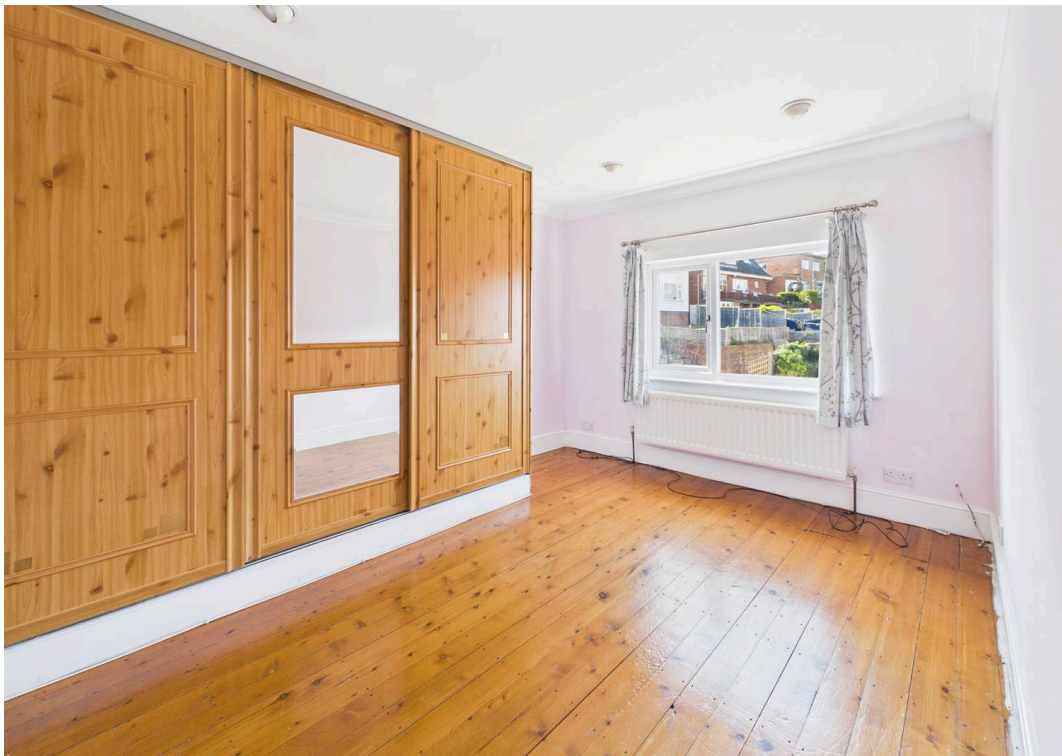
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming traditional detached home
- Offered to the market with no upward chain
- Well-placed location close to shops, supermarket, amenities, park and bus links
- Ideal for families seeking room to grow
- Bright and airy lounge with a bay window and feature gas fire
- Good-sized dining kitchen with a range of integrated appliances
- Three bedrooms (including two doubles bedrooms with built-in wardrobes)
- Modern first floor shower room and separate ground floor WC
- Delightful southerly facing rear garden with two patios and lawn
- Garage with shared driveway providing off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

70.7 m²

760 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.

GIRAFFE360



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