



50 Belper Avenue, Carlton - NG4 3SD

Guide Price **£245,000**





50 Belper Avenue

Carlton, Nottingham

Superb det bungalow with stylish interiors, ideal for those seeking single-storey living. modern kitchen, cosy lounge and 2 double bedrooms plus landscaped garden, garage and driveway
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Superb detached bungalow
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of Carlton, Mapperley and Gedling's amenities
- Well-presented throughout with contemporary interiors and exterior finishes
- Cosy lounge with original wooden flooring, a decorative fireplace and French doors
- Stylish kitchen with high-gloss grey units, timber worktops and Rangemaster cooker
- Two double bedrooms (main bedroom currently used as additional reception space)
- Modern bathroom with a Triton electric shower over the bath and a separate WC
- Landscaped rear garden with a raised decked terrace seating area
- Driveway with secure gated access leading to a detached garage









Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
70.68 m²
760.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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