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DavidJames
the estate agent

Third Avenue, Carlton, Nottingham, NG4 1PE

Guide Price £375,000

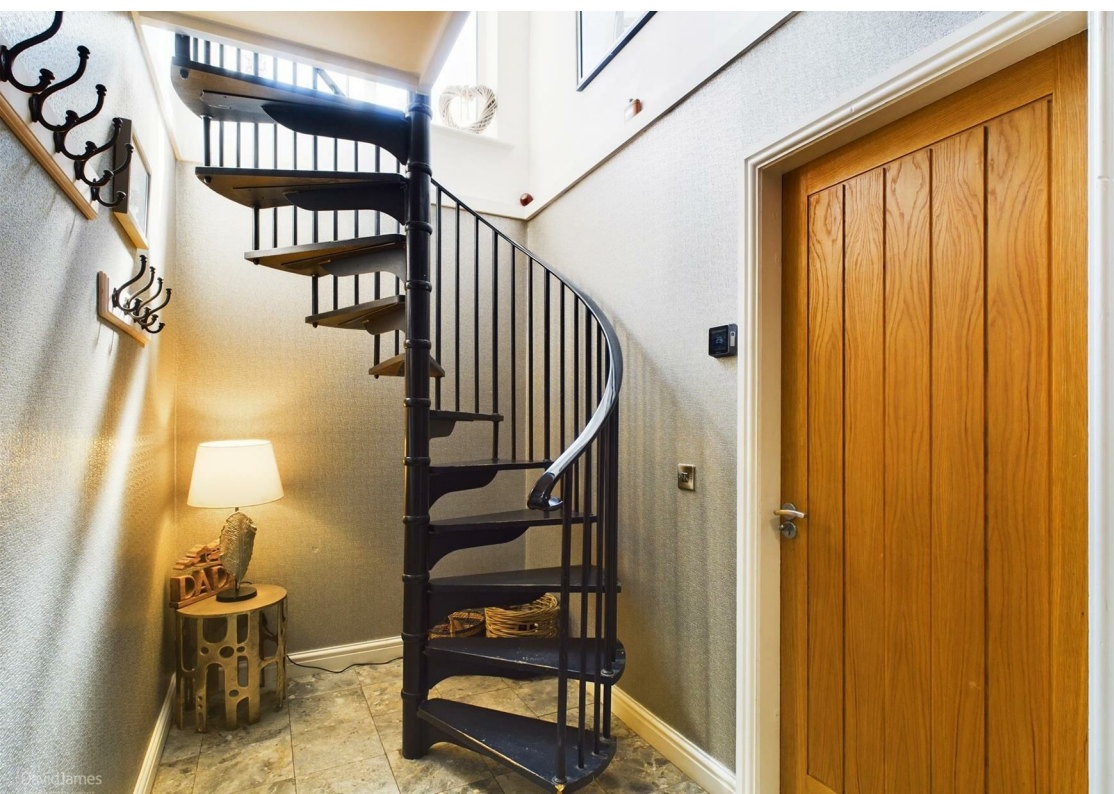
About This Property

GUIDE PRICE £375,000-£395,000. We are delighted to present this superb 3/4 bedroom detached family home situated within easy reach of both Carlton and Mapperley's excellent amenities as well as nearby frequent bus services to the city centre! The ground floor comprises an entrance hall with a cloakroom/WC and feature spiral staircase, a spacious lounge/dining room with a log burner and French doors out to the garden, a beautiful modern fitted kitchen with a breakfast island and range cooker as well as a separate versatile second reception room which currently functions as bedroom 4. Upstairs there are 3 further bedrooms, 2 of which are generous doubles, complemented by a fantastic family bathroom with a white 4-piece suite which includes a roll-top bath and a separate shower cubicle. Outside, the generous enclosed rear garden enjoys an initial decked patio leading to multiple lawns and a superb summerhouse/studio which provides an additional reception space, an office or a guest room. Towards the front, a driveway and garage offer off-road parking for multiple vehicles. Viewing highly recommended!



- Beautifully-presented detached family home
- 3/4 bedrooms (bedroom 4/sitting room)
- Entrance hall with WC and feature spiral staircase
- Bright and spacious lounge/dining room with log burner and French doors
- Superb breakfast kitchen with feature island seating area and range cooker
- Fantastic bathroom with roll-top bath and separate shower cubicle
- Stunning established gardens
- Studio outbuilding providing additional reception space, guest room or home office
- Driveway and garage provide ample off-street parking
- Perfectly positioned to take advantage of both Carlton and Mapperley's amenities







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 149.23 m²
 1606.25 ft²

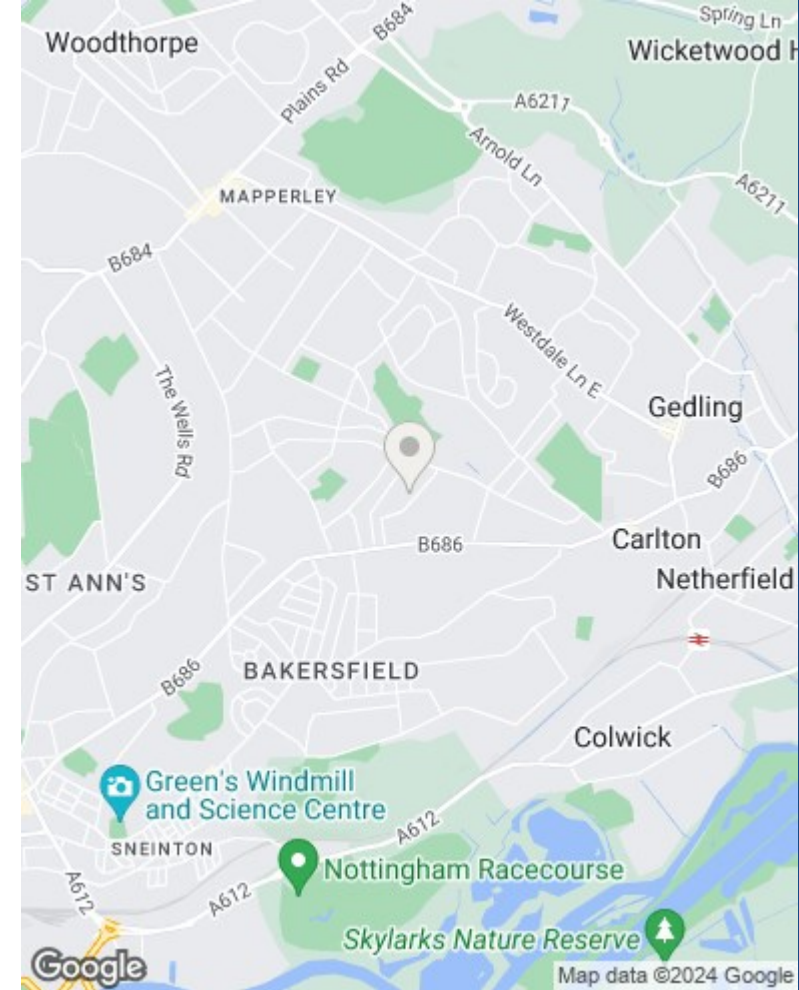
Reduced headroom
 1.00 m²
 10.74 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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Council Tax Band: D
Gedling Borough Council
Freehold

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