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**DavidJames**  
the estate agent

**Second Avenue, Carlton, Nottingham, NG4 1GH**

**Guide Price £280,000**

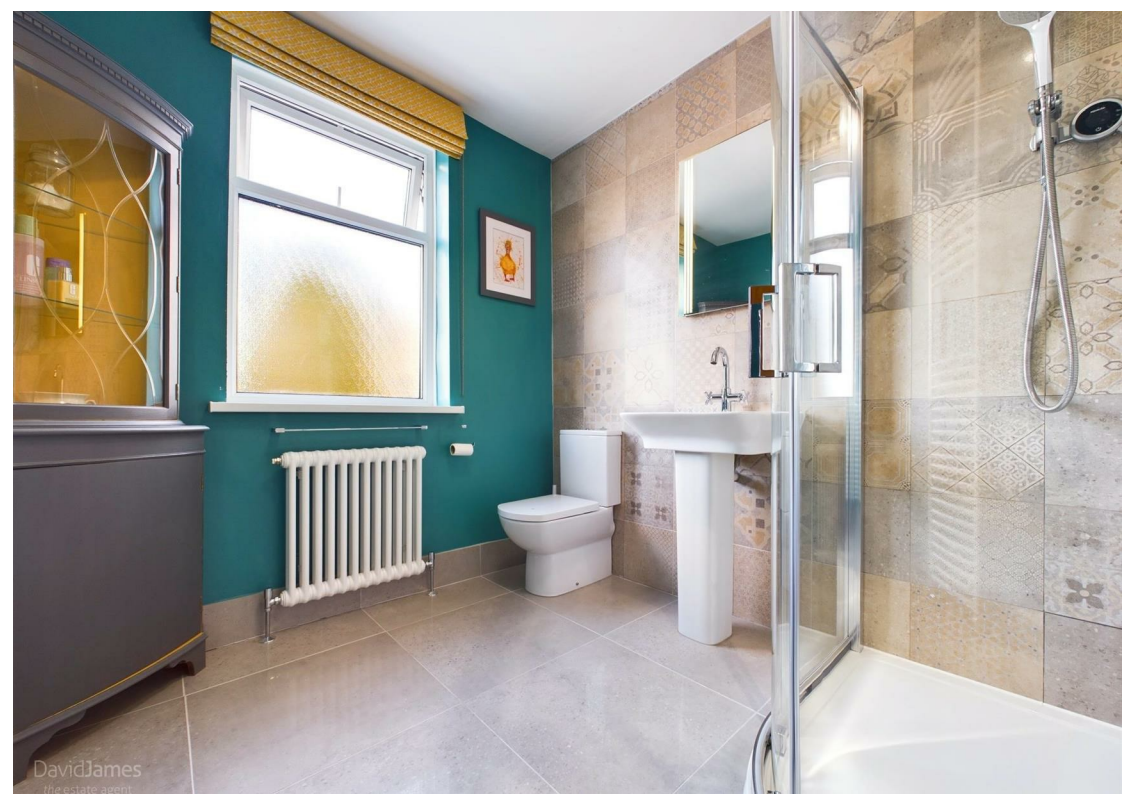
# About This Property

This charming detached family home is a true gem, located within a comfortable stroll to the conveniences offered by Carlton Hill. It boasts three bedrooms, two of which are generously-sized doubles featuring period fireplaces, adding a touch of character to each room. Upon entering, you are greeted by an inviting porch leading to a hallway, where your eyes are drawn to the contemporary Oak staircase complete with an open balustrade, perfectly complemented by the striking mirrored Quartz tiled flooring. The lounge is a cozy retreat with solid timber strip flooring and a multi-fuel burner set within the fireplace, providing a warm atmosphere for relaxation. The dining kitchen has mirrored Quartz tiles underfoot, granite worktops, integrated appliances, and a dining area highlighted by an exposed brick fireplace with its own multi-fuel burner. This space is extended by a UPVC conservatory, which is bathed in natural light, featuring tiled flooring, an electric panel heater, and French doors that open to the rear garden. The outdoor space has a paved patio, lawn, decking and borders adorned with plants. A modern shower room with a luxurious walk-in shower and heated tiled flooring ensures comfort on the first floor. Further benefits include gas central heating, UPVC double glazing, a security system, and a tandem driveway for convenient off-road parking.



- Attractive detached family home in walking distance of Carlton Hill's amenities
- Three bedrooms, including two double with period style fireplaces
- Entrance porch and hallway with modern Oak staircase with open balustrade and feature mirrored Quartz tiled flooring
- Lounge with solid timber strip flooring and multi fuel burner set to the fireplace
- Dining kitchen with mirrored Quartz tiled flooring flowing through from the hallway, kitchen area with granite work surfaces and integrated fridge/freezer and extractor, dining area with exposed brick fireplace and multi fuel burner in addition to the F
- UPVC conservatory with tiled flooring, electric panel heater and French doors to the rear garden
- First floor shower room/Wc with large walk in shower cubicle with mains shower and rainwater shower head in addition to tiled flooring with underfloor heating
- Combination gas central heating (boiler approximately 5 years old), UPVC double glazing, alarm system
- Enclosed rear garden with paved patio, lawned and decked areas in addition to planting set to borders
- Tandem driveway provides off road parking



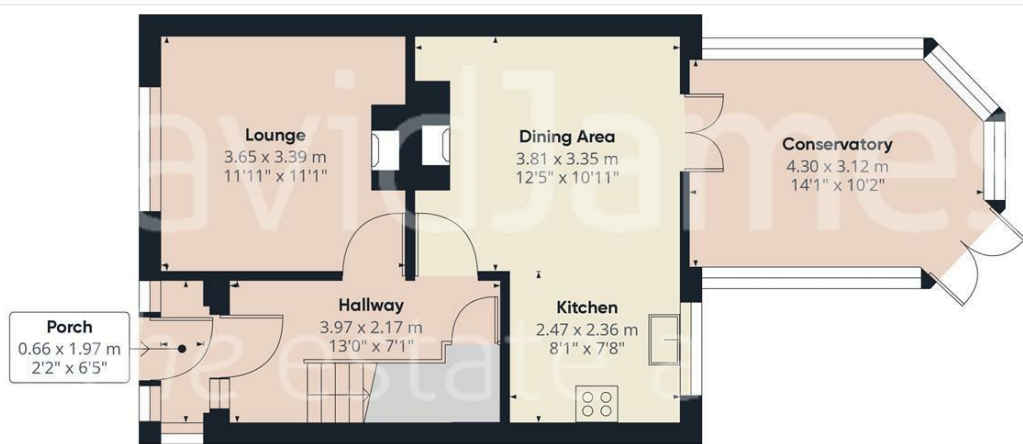


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Floor 0



Floor 1

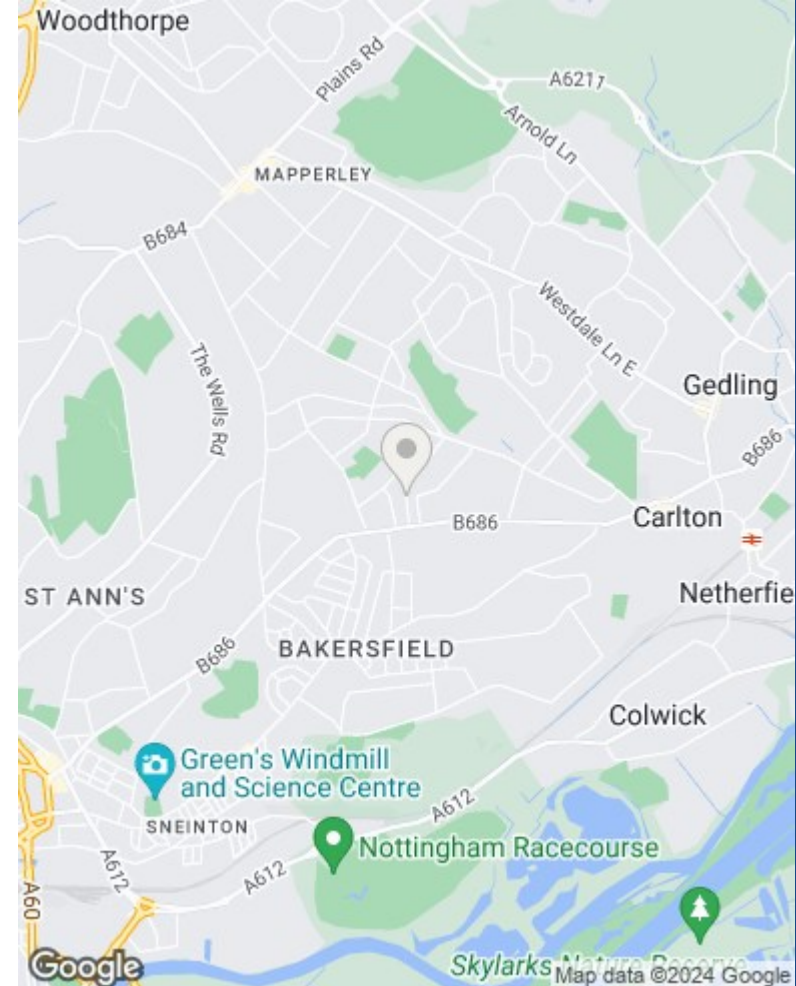


Approximate total area\*\*  
94.16 m<sup>2</sup>  
1013.49 ft<sup>2</sup>

(\*) 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.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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