

Offers Over £340,000

Doveridge Avenue, Carlton, Nottingham NG4 3GR

EPC Rating C



Renovated to a high standard traditional semi detached house located on a popular tree lined street. In brief, the extended house is accessed via a porch with an original stained glass door and complementary windows to the entrance hallway. The remaining accommodation comprises a living room with walk in bay, WC, utility room, family room with feature chimney breast and stunning kitchen diner with; built in double oven, integrated dishwasher, induction hob, extractor, centre island, walk in pantry cupboard and bi folding doors over looking the rear garden. To the first floor are three bedrooms and a four piece family bathroom with a bath and shower cubicle. There is a gravelled driveway to the front, access at the side and a lawn garden to the rear with covered seating area. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold
- Council tax band B

PORCH 7' 7" x 1' 5" (2.31m x 0.43m)

ENTRANCE HALL 14' 2" x 7' 8" (4.32m x 2.34m)

WC 4' 1" x 3' 3" (1.24m x 0.99m)

LIVING ROOM 14' 5" into bay x 11' 2" into recess (4.39m x 3.4m)

FAMILY ROOM 14' 11" to the maximum x 13' 1" (4.55m x 3.99m)

KITCHEN/DINER 17' 5" x 15' 2" (5.31m x 4.62m)

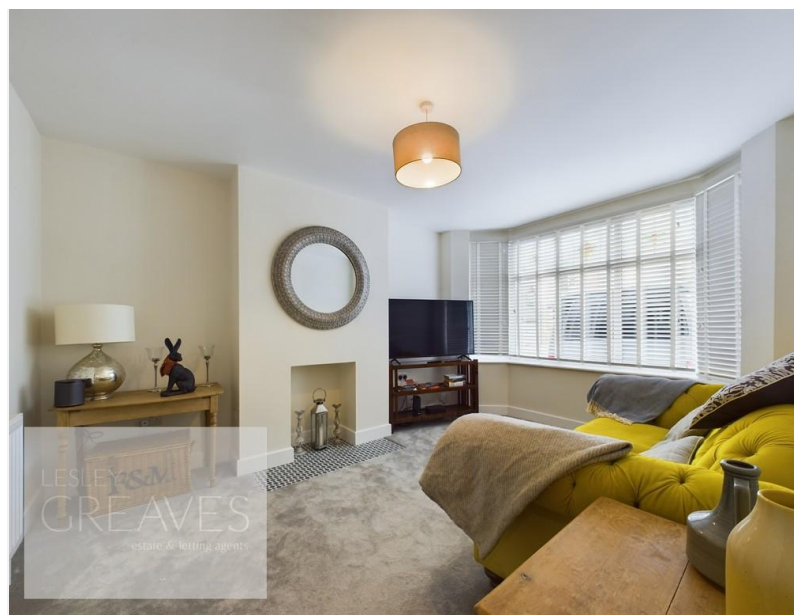
UTILITY ROOM 9' 9" x 4' 1" (2.97m x 1.24m)

BATHROOM 9' 7" x 7' 6" (2.92m x 2.29m)

BEDROOM ONE 14' 8" into bay x 11' 4" into recess (4.47m x 3.45m)

BEDROOM TWO 13' 1" x 11' 4" into recess (3.99m x 3.45m)

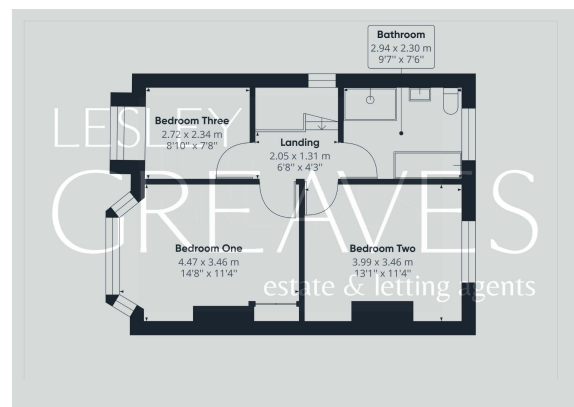
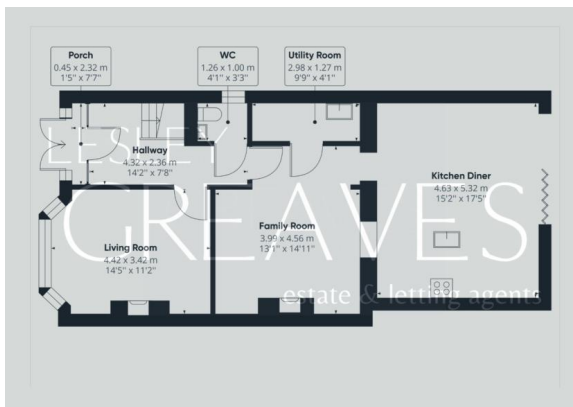
BEDROOM THREE 8' 10" x 7' 8" (2.69m x 2.34m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# LESLEY GREAVES

estate & letting agents



LOCAL AUTHORITY: Gedling Borough Council

COUNCIL TAX BAND: B

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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