



Offers In Excess Of £250,000

Buxton Avenue, Carlton, Nottingham NG4 3RR

EPC Rating D



Extended traditional semi-detached house with parking, a garage and loft room. In brief, the modernised accommodation comprises a porch, entrance hallway, downstairs WC, bay fronted living room with double doors to a stunning open plan kitchen diner snug. To the first floor landing is access, via a pull down ladder, to the loft room, a modern four piece bathroom and three bedrooms, with a bay window to bedroom one. There is private parking to the front and a shared driveway to the side leading to the garage. There is gated access to the tiered rear garden which is landscaped with lawn and paved patio areas. 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

PORCH 6' 8" x 2' 0" (2.03m x 0.61m)

ENTRANCE HALL 13' 6" x 7' 6" (4.11m x 2.29m)

WC 4' 5" x 2' 3" (1.35m x 0.69m)

LIVING ROOM 11' 10" into bay x 10' 11" into recess (3.61m x 3.33m)

DINING ROOM 10' 10" into recess x 10' 10" (3.3m x 3.3m)

KITCHEN 7' 9" x 7' 8" (2.36m x 2.34m)

SNUG 8' 5" x 8' 1" (2.57m x 2.46m)

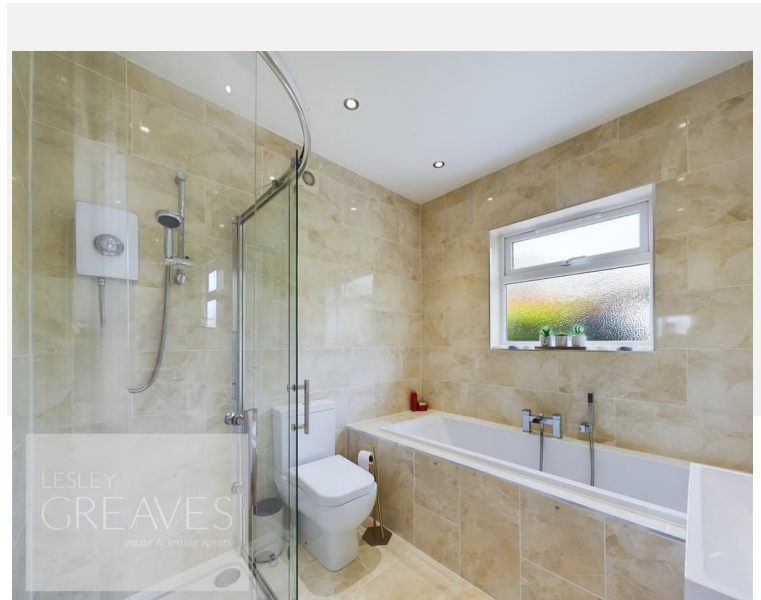
BEDROOM ONE 12' 8" into bay x 10' 10" (3.86m x 3.3m)

BEDROOM TWO 10' 10" x 10' 9" (3.3m x 3.28m)

BEDROOM THREE 7' 6" x 6' 10" incorporating stair bulkhead (2.29m x 2.08m)

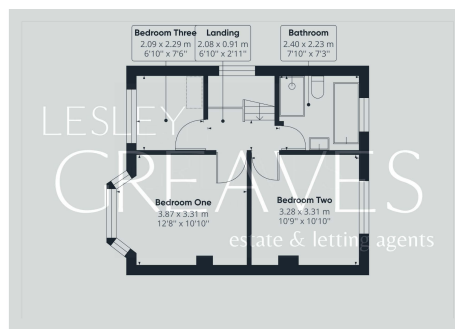
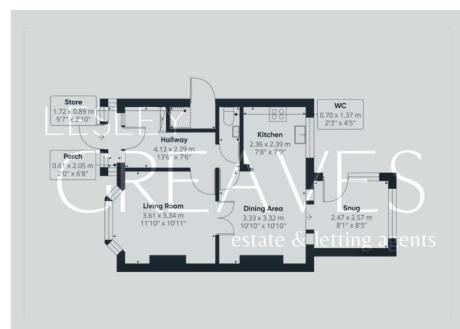
BATHROOM 7' 10" x 7' 3" (2.39m x 2.21m)

LOFT ROOM 13' 4" x 9' 9" reduced head height (4.06m x 2.97m)



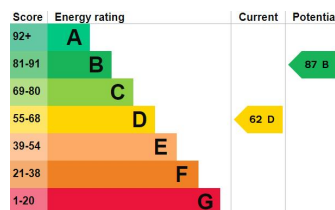
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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