



Hollingbury, Frederick Avenue, Carlton – NG4 1HP

Guide Price £400,000 -£425,000

David James
the estate agent



Hollingbury, Frederick Avenue

Carlton, Nottingham

Guide Price £400,000 - £425,000 Large detached home offered with no chain, boasting modern updates and versatile family living! Bespoke dining kitchen, conservatory, multiple living areas & landscaped garden.

Council Tax band: C

Tenure: Freehold

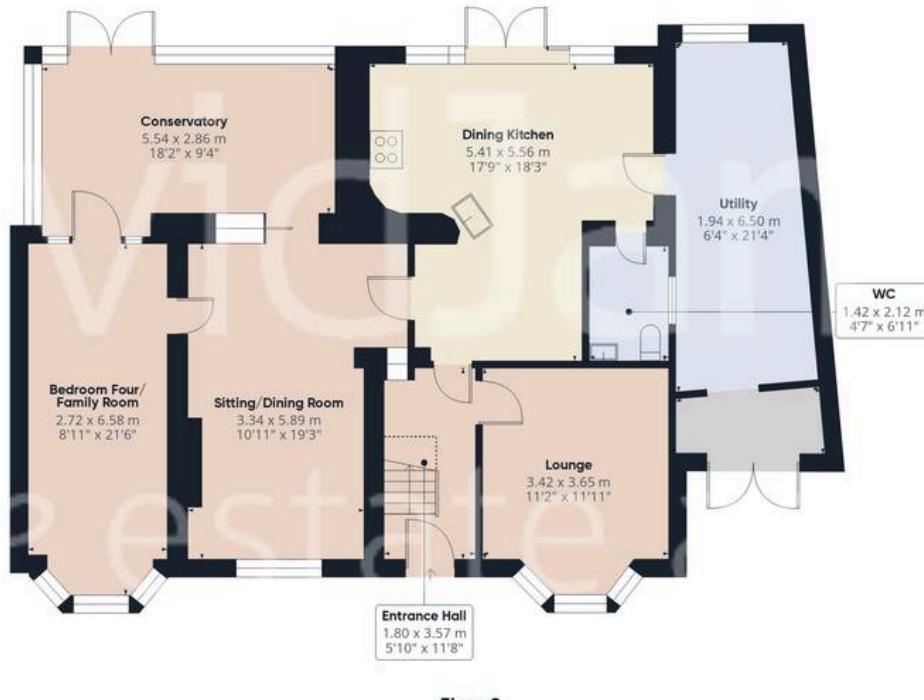
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented, extended and detached family home
- Within easy reach of popular schools and a short walk from Carlton Hill's shops and buses
- Three versatile reception spaces across the generous ground floor
- Beautiful bespoke dining kitchen with acrylic worktops, integrated appliances and roof lantern
- Stunning conservatory with underfloor heating and French doors to the landscaped garden
- First floor bathroom plus an additional separate shower room
- Three well-proportioned bedrooms with quality finishes and a variety of storage solutions
- First floor office/study provides an ideal workspace
- Landscaped and low-maintenance rear garden featuring a spacious patio and mature greenery
- Driveway providing off-street parking







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Approximate total area⁽¹⁾

179.6 m²
1933 ft²

Reduced headroom

1.1 m²
12 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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