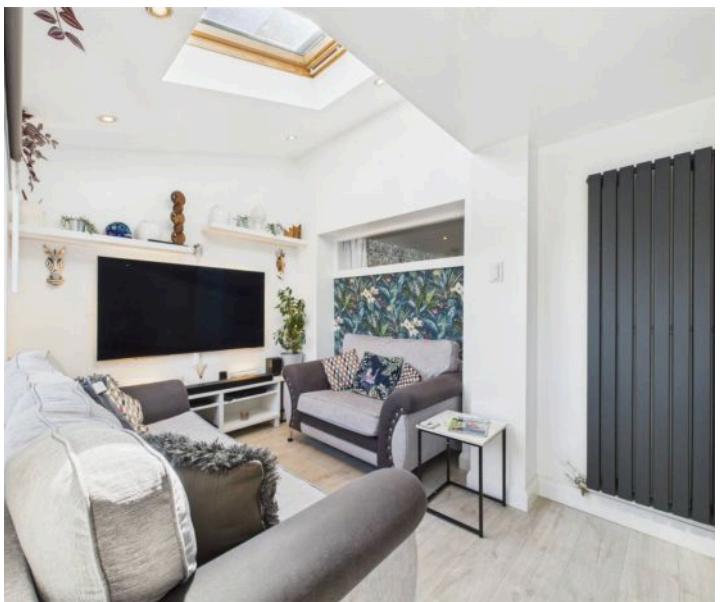




**75 Calverton Avenue, Carlton – NG4 1ND**

Guide Price **£260,000**

**DavidJames**  
the estate agent



## 75 Calverton Avenue

Carlton, Nottingham

GUIDE PRICE £260,000-£270,000 Beautifully-presented and extended 4 bed home offering a stunning open-plan kitchen/living space, cosy lounge and modern bathroom plus a wonderful garden and parking!

Council Tax band: A

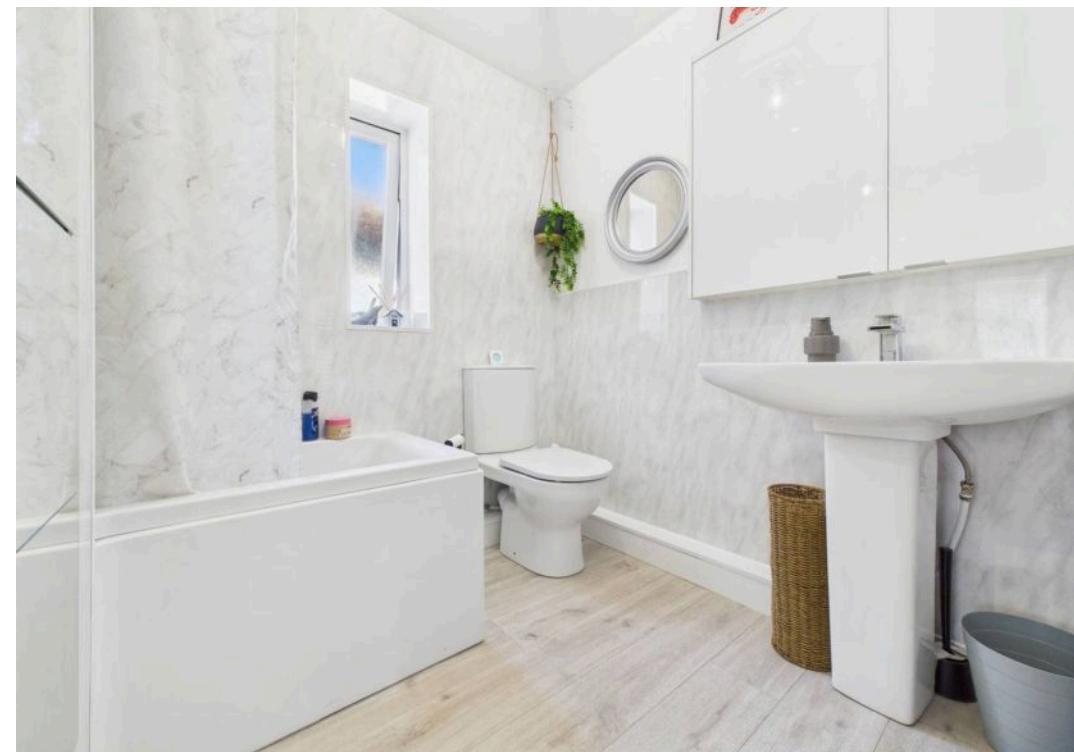
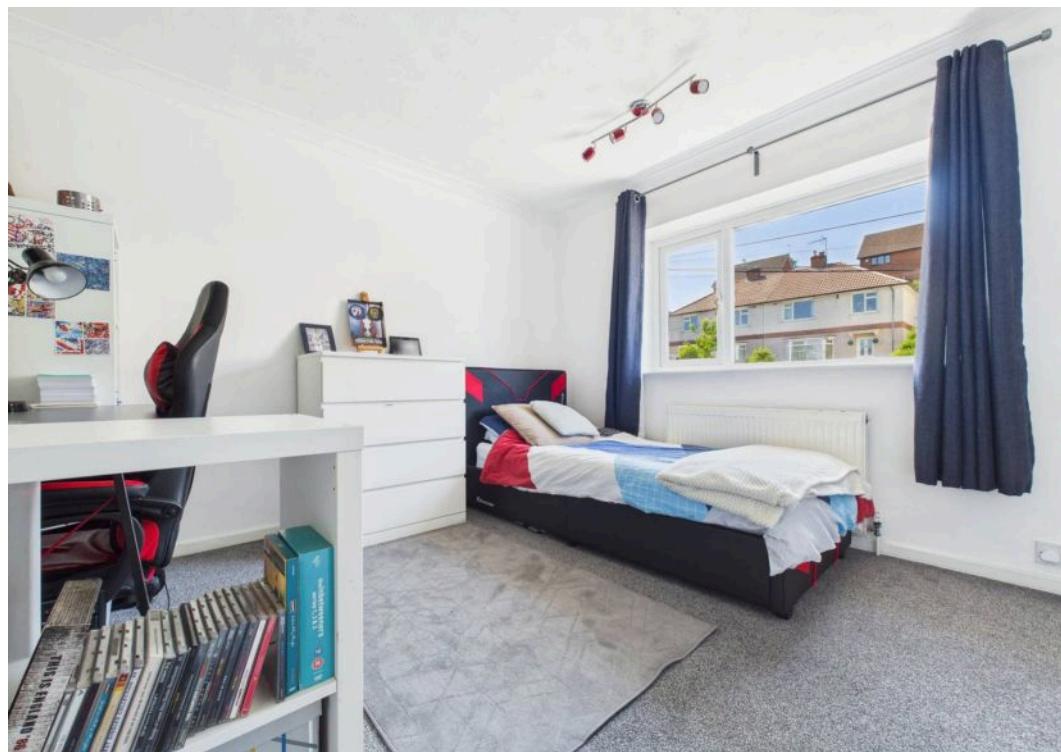
Tenure: Freehold

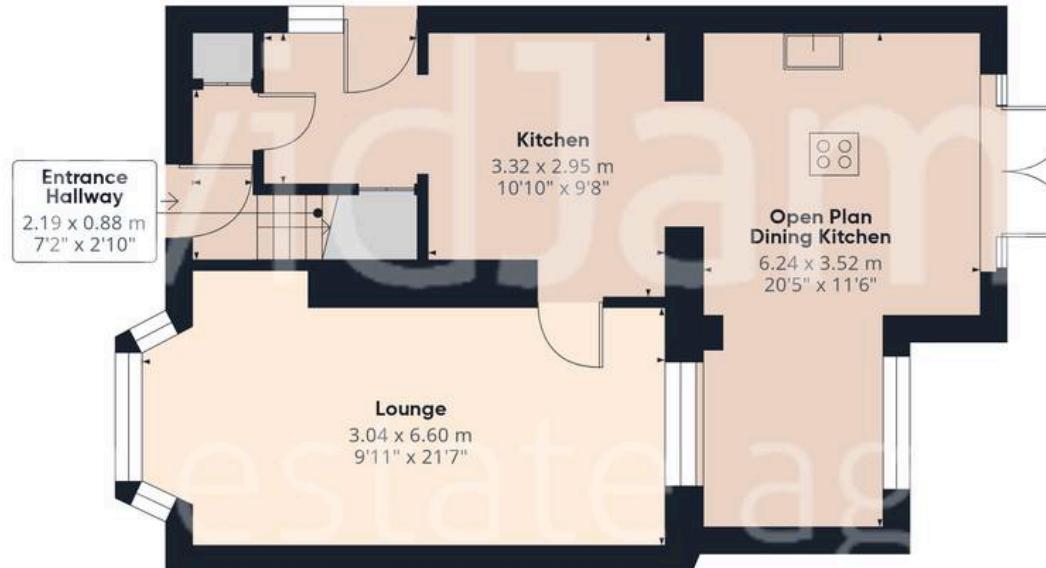
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Well-presented and extended semi-detached family home
- Within easy reach of both Carlton and Mapperley's nearby amenities, schools and frequent bus links
- Lounge with large bay window and attractive wood-effect flooring
- Stunning open plan kitchen, dining and living space
- Four bedrooms (three doubles and a versatile single room/home office)
- Stylish first floor family bathroom with a three-piece white suite
- Solar panels and Logic Combi gas boiler for reduced energy bills
- French doors opening directly to a wonderful decked terrace seating area
- Enclosed, well-maintained and generously-sized rear garden with lawn and seating areas
- Off-street parking to the front







Approximate total area<sup>(1)</sup>

103.5 m<sup>2</sup>

1115 ft<sup>2</sup>

Floor 0



(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.