

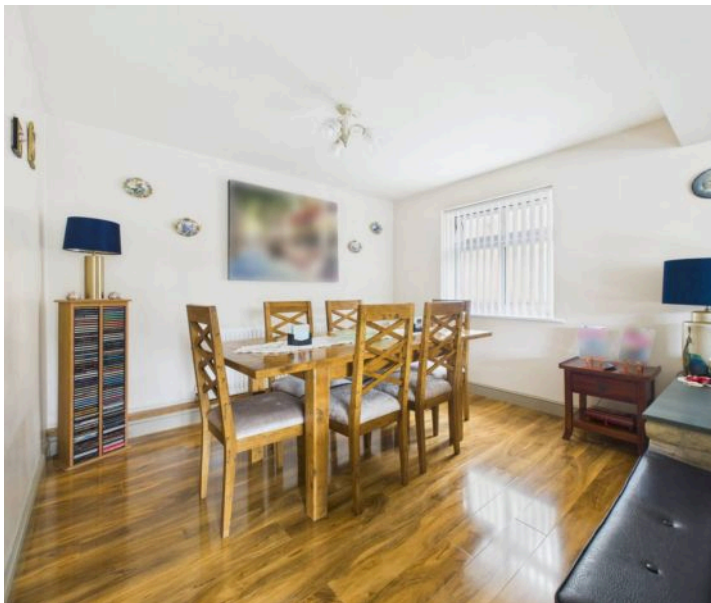


**32 Mays Avenue, Carlton – NG4 1AU**

Guide Price **Guide Price £425,000 – £450,000**

**DavidJames**  
the estate agent





## 32 Mays Avenue

Carlton, Nottingham

GUIDE PRICE £425,000 - £450,000 VIEWING ADVISED APPRECIATE Spacious detached home with access to schools and shops with 2 reception rooms, 4 beds, breakfast kitchen & generous gardens plus views!  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Deceptively spacious detached four-bedroom home with superb views over the surrounding areas
- Perfect for families and in a great location close to local amenities, schools and bus links
- Bright and welcoming entrance hallway with convenient downstairs WC, useful storage/cloakroom cupboard and open-tread staircase to the first floor
- Good-sized dining/lounge with a feature brick fireplace surround, dual-aspect windows with lovely views and a raised dining area
- Two bright and spacious ground floor bedrooms (main bedroom with ample fitted wardrobes)
- Utility room with space for freestanding appliances and access to the rear garden
- Downstairs four-piece bathroom suite with feature back-to-the-wall roll top bath, separate shower enclosure with rainfall shower head, jets and radio
- First floor with two further double bedrooms, a family room and a generously sized loft space











Floor -1



Floor 0



Floor 1



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

178.7 m<sup>2</sup>

1923 ft<sup>2</sup>

**Reduced headroom**

27.4 m<sup>2</sup>

294 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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