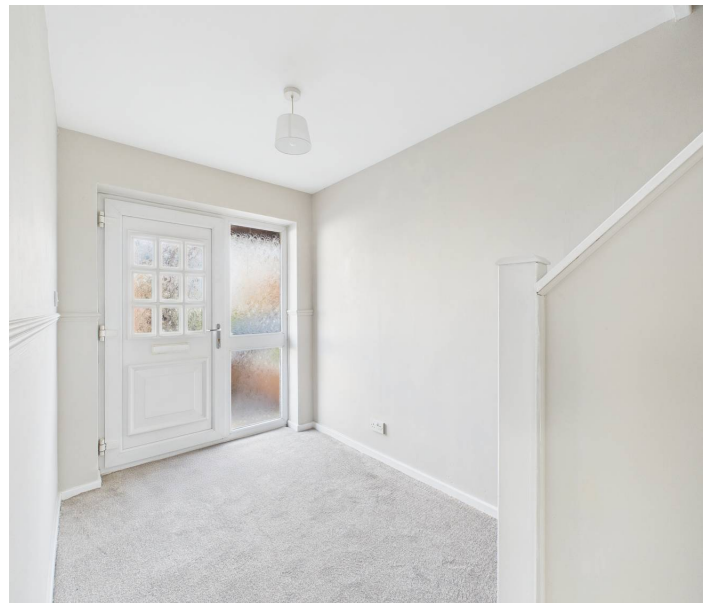




34a Curzon Avenue, Carlton – NG4 1GN

Guide Price **£300,000**

DavidJames
the estate agent



34a Curzon Avenue

Carlton, Nottingham

GUIDE PRICE £300,000–£325,000 Modern four-bedroom detached family home, neutrally decorated with no chain, in walking distance of local amenities, bus links, large west-facing rear garden & driveway!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern detached home available with no upward chain
- Cul-de-sac position within easy walking distance of Carlton's Hill's local shops, cafés, supermarkets and bus services to the City
- Thoughtful layout with neutral décor throughout
- Bright entrance hallway including an understairs double-door storage/utility area
- Spacious lounge to the rear with decorative wall lighting and feature French doors
- Well-equipped kitchen with wood-effect units and separate dining room with space for a family dining table and chairs
- Four bedrooms (with two doubles bedrooms and two single bedrooms)
- Modern shower room with a white three-piece suite featuring a corner enclosure with mains shower
- Large west-facing rear garden with seating area and useful shed for storage
- Driveway providing off-street parking and double timber gates







Floor 0



Floor 1



Approximate total area⁽¹⁾

87 m²

935 ft²

Reduced headroom

1.3 m²

14 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.

GIRAFFE360



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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.