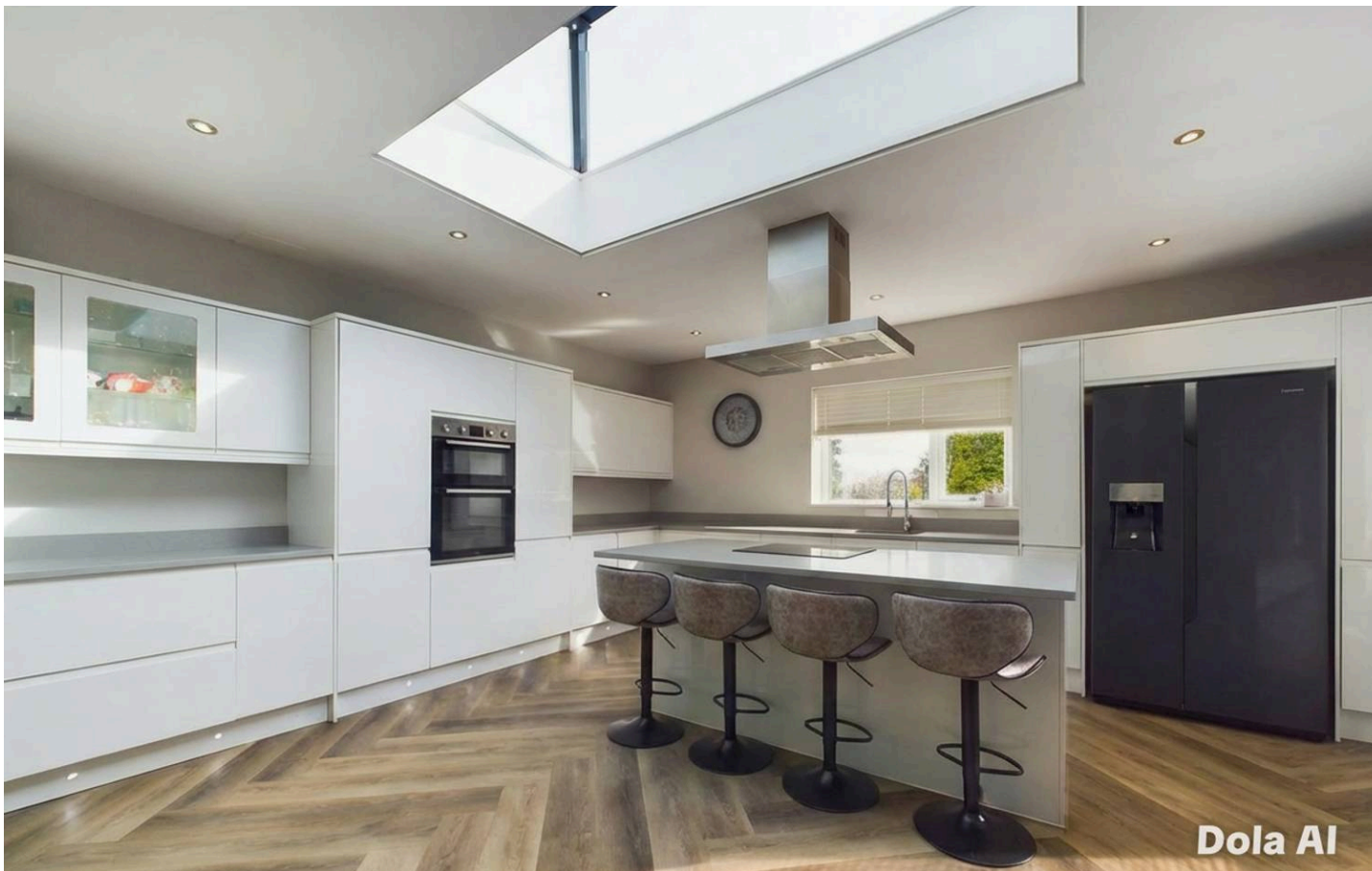




21 Hartington Avenue, Carlton – NG4 3NR

Guide Price **£325,000 – £350,000**

DavidJames
the estate agent



Dola AI



21 Hartington Avenue

Carlton, Nottingham

GUIDE PRICE £325,000 – £350,000 Extended 3-bed detached home near Carlton & Mapperley. Open-plan kitchen, new driveway, rear garden, off-street parking & a modern bathroom – close to ample amenities!

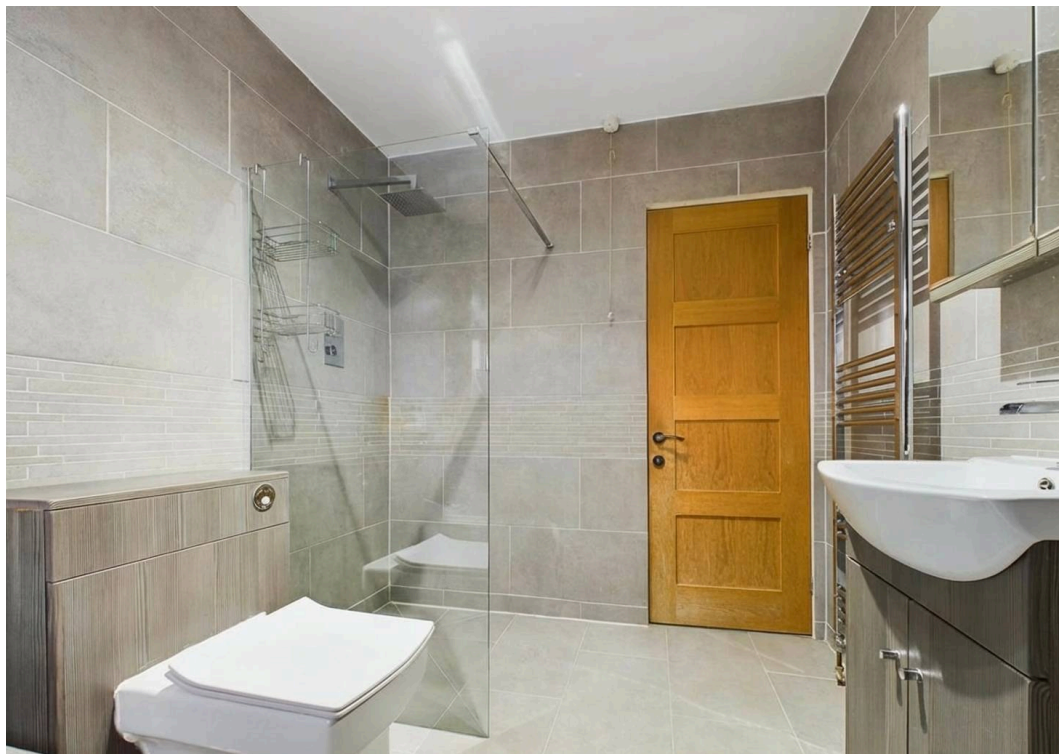
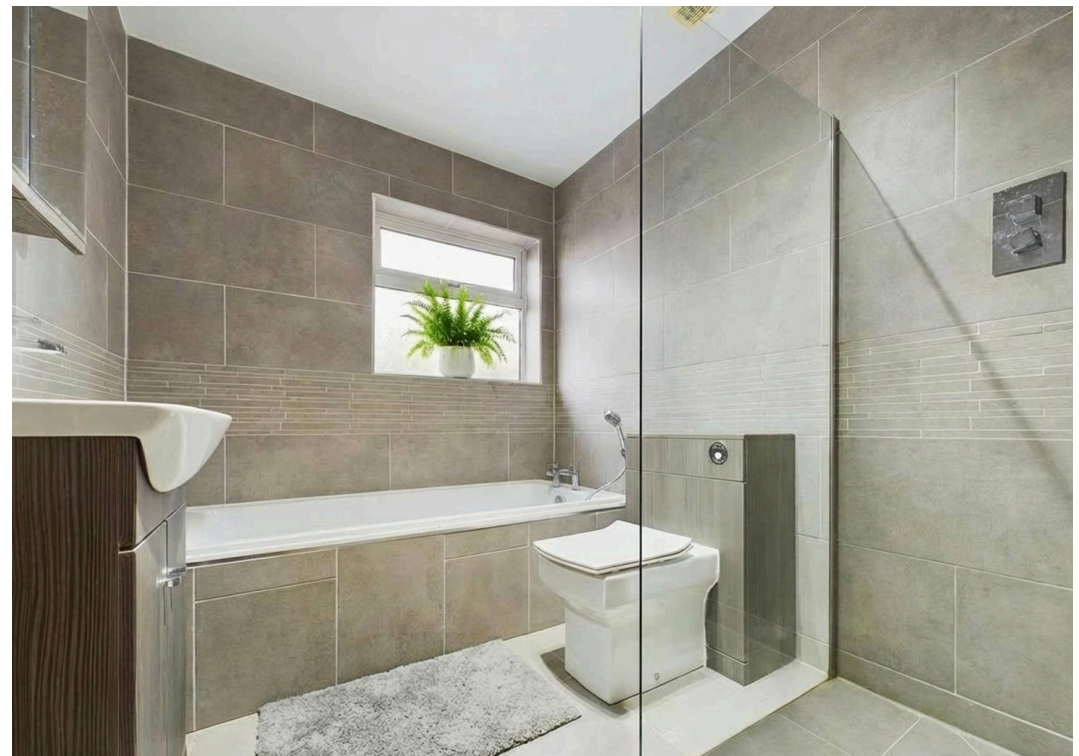
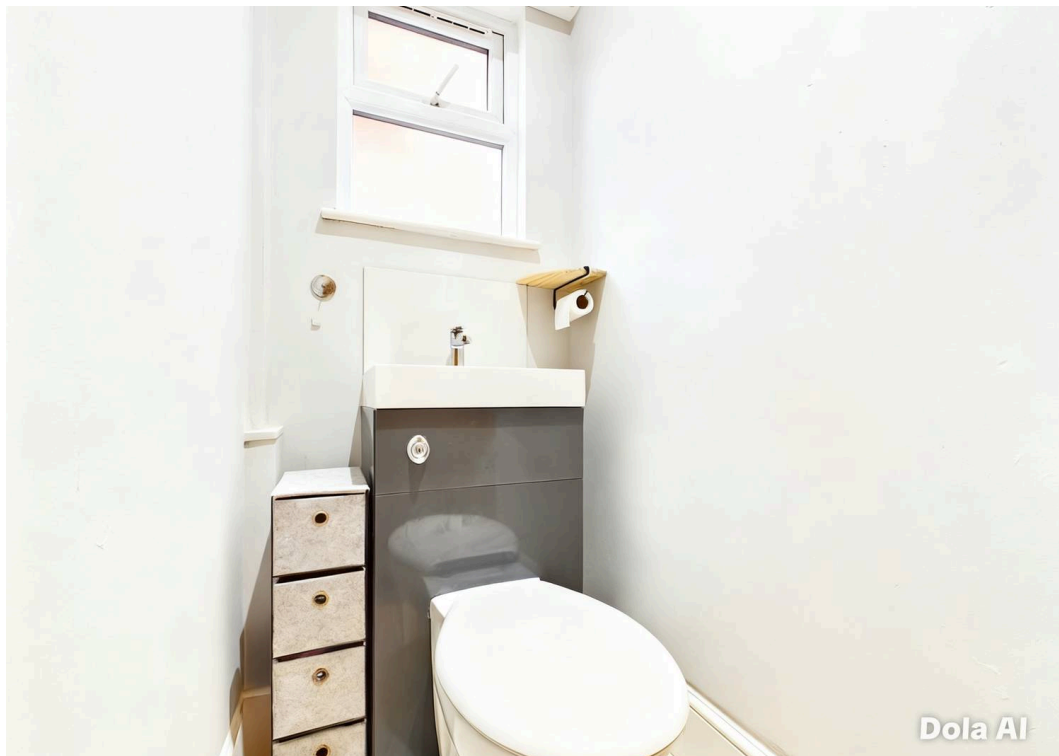
Council Tax band: C

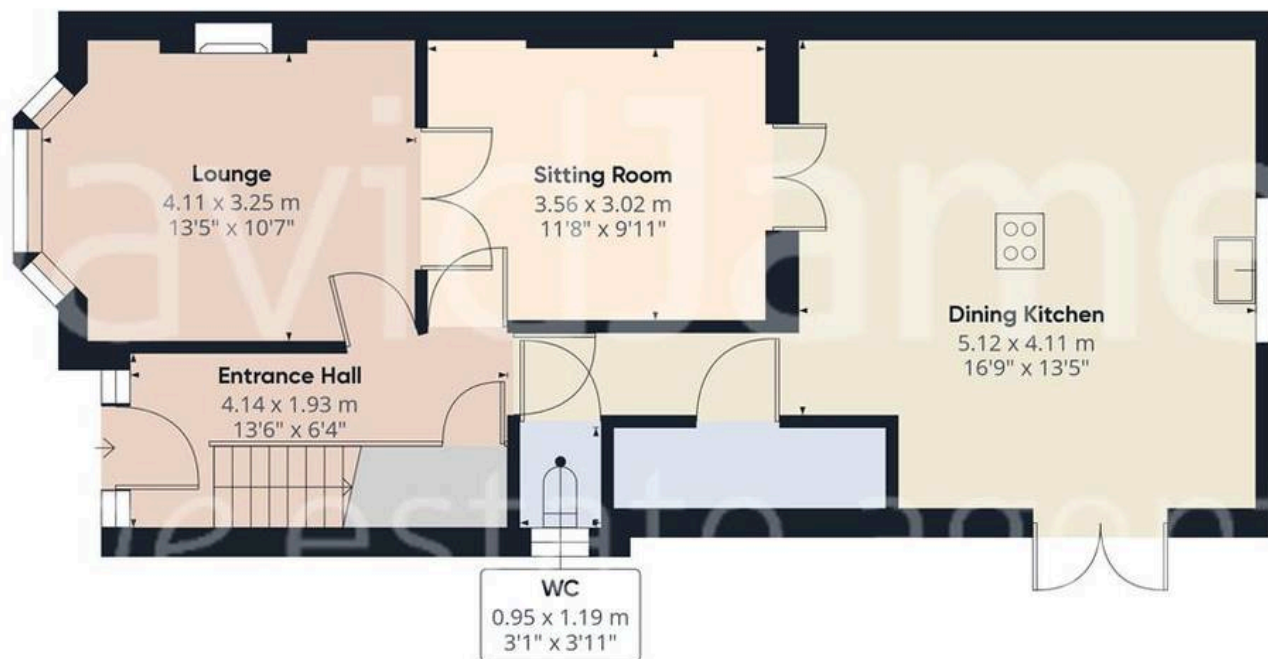
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Superb extended and detached family home
- Sought after location close to Carlton and Mapperley amenities, schools and bus links to Nottingham City Centre
- Recently replaced block paved forecourt driveway providing off street parking
- New windows and doors to the front elevation
- Vendor currently in the process of painting and redecorating selected rooms
- Entrance hall, spacious lounge with bay window & multi-fuel burner leading to an additional sitting/family room
- Stunning open-plan kitchen with roof lantern, central island, integrated appliances and adjoining utility/store
- Ground floor WC and practical understairs storage housing the Baxi boiler
- Three first-floor bedrooms and a modern four-piece bathroom
- Generous south-easterly facing rear garden with decked seating area, external power and timber shed





Floor 0



Floor 1

Approximate total area⁽¹⁾

103.48 m²

1113.86 ft²

(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.

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.