



14 Calverton Avenue, Carlton – NG4 1NB

Guide Price **£200,000**

DavidJames
the estate agent



14 Calverton Avenue

Carlton, Nottingham

Refurbished 3-bed home in quiet cul-de-sac. Modern, versatile layout, spacious garden. New kitchen, bathroom, decor. Ideal for families and professionals. Close to amenities, schools, transport links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

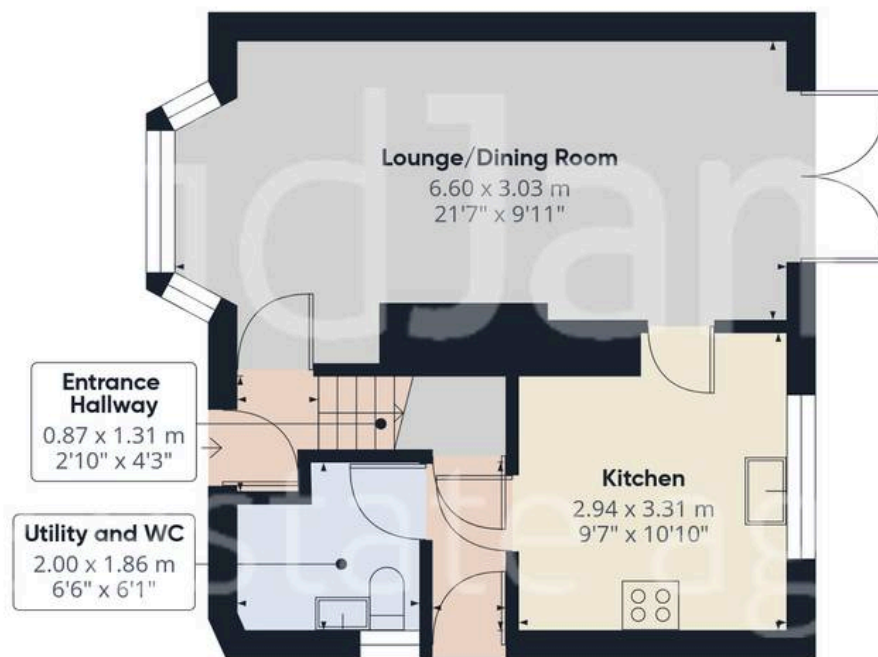
EPC Environmental Impact Rating: D

- Refurbished semi-detached home set on a generous corner plot in cul-de-sac position
- Ideal for first time buyers and growing families
- Spacious lounge with bay window and large French doors onto a raised decked terrace with garden views
- Newly fitted kitchen with walnut-style worktops, white gloss cabinets paired with wood-effect flooring and featuring a range of integrated cooking appliances
- Three bedrooms including two spacious double bedrooms
- Family bathroom with stylish P-shaped bath
- Additional ground floor WC with utility area
- Substantial rear garden with scope for annex or workshop
- Gravelled frontage provides potential for off street parking (dropped kerb required)









Floor 0



Floor 1

Approximate total area⁽¹⁾

71.4 m²

768 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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