



**33 Darley Avenue, Carlton – NG4 3PA**

Guide Price **£270,000**





## 33 Darley Avenue

Carlton, Nottingham

NO CHAIN! Detached 3 bed traditional family home featuring a bright lounge, dining kitchen, southerly garden, driveway & garage with amenities, schools, bus links & park close by! A must-view!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming traditional detached home
- Offered to the market with no upward chain
- Well-placed location close to shops, supermarket, amenities, park and bus links
- Ideal for families seeking room to grow
- Bright and airy lounge with a bay window and feature gas fire
- Good-sized dining kitchen with a range of integrated appliances
- Three bedrooms (including two doubles bedrooms with built-in wardrobes)
- Modern first floor shower room and separate ground floor WC
- Delightful southerly facing rear garden with two patios and lawn
- Garage with shared driveway providing off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
70.7 m<sup>2</sup>  
760 ft<sup>2</sup>

**Reduced headroom**  
0.4 m<sup>2</sup>  
4 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.



## David James Estate Agents

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