

# JOHNSONS & PARTNERS

Estate and Letting Agency



**32 MAYS AVENUE, CARLTON**

NOTTINGHAM, NG4 1AU

**£475,000**

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# 32 MAYS AVENUE

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Four Bedrooms | Detached Dormer Bungalow | Popular Location | Breakfast Kitchen and Utility Room | Ground Floor Bathroom | Two Ground Floor Bedrooms | Close to Local Amenities |

Located in the popular neighbourhood of Carlton, Nottingham, lies a splendid abode at Mays Avenue - a property that promises the perfect fusion of comfort and convenience for the modern family. This substantial four-bedroom dormer style bungalow sits proudly on an elevated plot, boasting far-reaching views that invite tranquillity into your daily living.

Well-presented throughout, the house offers a wealth of space including a generous living and dining room, ideal for family gatherings or entertaining guests. The breakfast kitchen serves as the heart of the home, complete with a separate utility room adding to the practicality of the space. The ground floor hosts two well-appointed bedrooms, a full bathroom, and an additional WC, ensuring accessibility and ease for all family members.

The cleverly converted loft space unveils two additional bedrooms alongside a versatile living area. The remainder of the attic is brimming with potential, offering the new owners a prime opportunity to craft an additional bathroom and living space tailored to their needs.

Outside, the property doesn't fail to impress with a wonderful split-level garden featuring a large decking area—perfect for alfresco dining and outdoor festivities. The driveway and large double garage provide ample parking for up to three vehicles.

Situated in a popular locale, this home is just a stone's throw away from a plethora of local amenities, making it an ideal setting for families seeking both peace and proximity. With its unique charm and a multitude of features, viewings of this delightful property are highly advised to fully appreciate what could become your next family home.

## Entrance Hallway

Living / Dining Room  
22'9" x 16'4" (6.95 x 5)

Breakfast Kitchen  
15'3" x 14'5" (4.65 x 4.40)

Utility Room  
7'9" x 7'5" (2.37 x 2.27)

Bathroom  
10'3" x 7'3" (3.14 x 2.23)

Bedroom One  
16'10" x 10'11" (5.15 x 3.34)

Bedroom Four  
10'4" x 8'3" (3.15 x 2.53)

WC

## First Floor

### Living Area

Bedroom Two  
12'10" x 9'2" (3.92 x 2.80)

Bedroom Three  
12'10" x 8'5" (3.92 x 2.59)

Attic Room  
17'11" x 13'3" (5.47 x 4.04)

Garage  
30'0" x 15'5" (9.16 x 4.72)

## Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise

you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



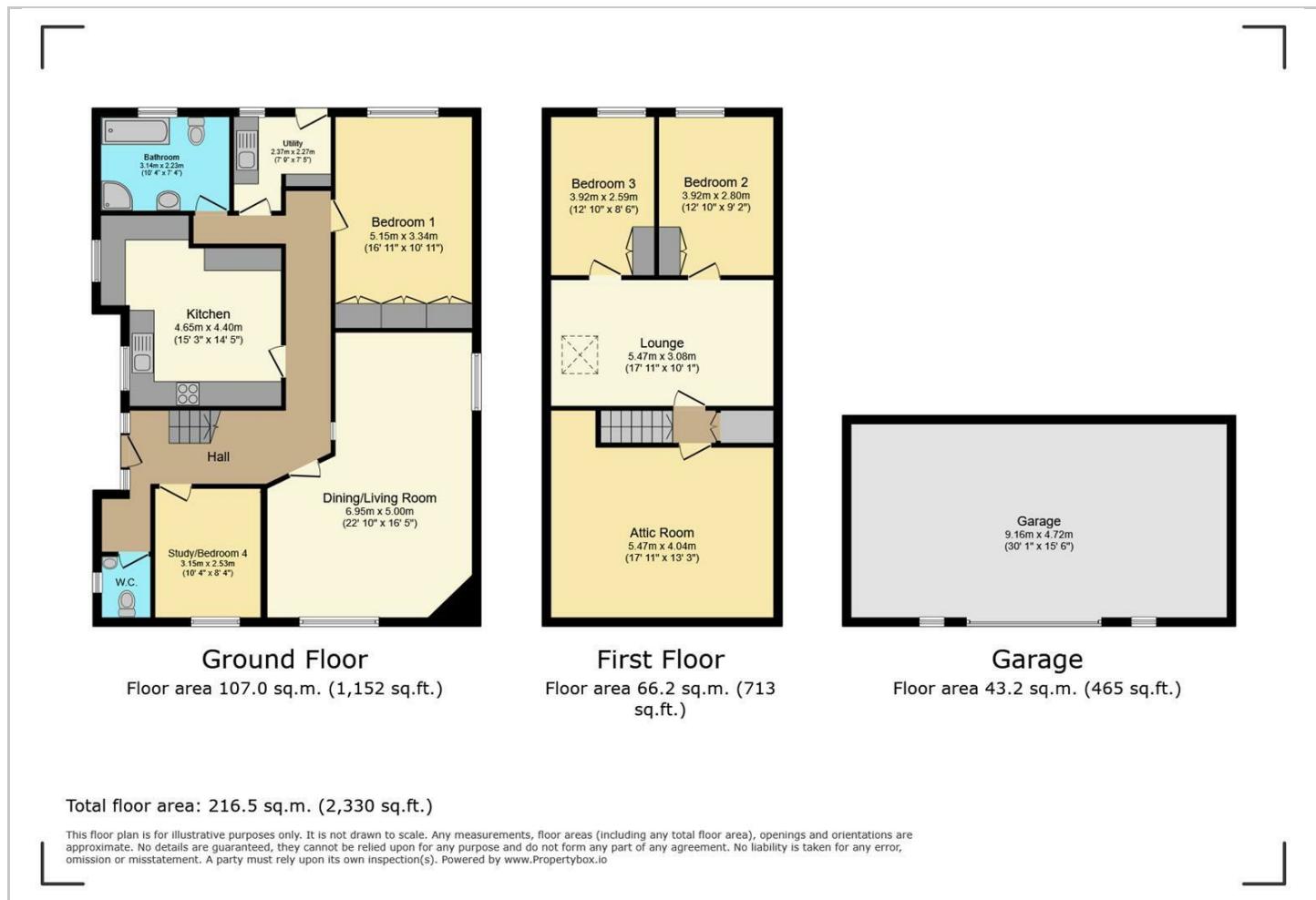
## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**

Floor area 107.0 sq.m. (1,152 sq.ft.)

**First Floor**

Floor area 66.2 sq.m. (713 sq.ft.)

**Garage**

Floor area 43.2 sq.m. (465 sq.ft.)

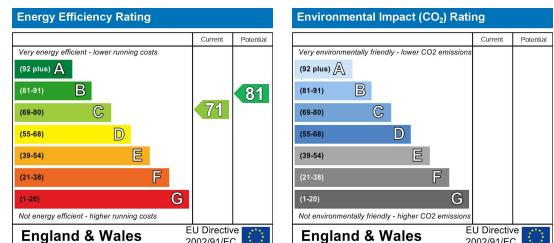
Total floor area: 216.5 sq.m. (2,330 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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