

Emma Terry Homes

moving made personal



2 Douglas Crescent

Carlton, Nottingham NG4 1AN

Guide price £340,000 - £350,000



3



1



1



D



2 Douglas Crescent, Carlton, Nottingham NG4 1AN

* Guide Price £340,000 - £350,000 *

BEAUTIFUL HOUSE, BEAUTIFUL GARDEN!

Solar thermal panel, sedum green roof extension and log burning stoves this property is truly unique. This detached 3 bedroom home has a delightful wood cladded extension to the rear creating that perfect open plan living space.

The property briefly comprises of a hallway, lounge, living room, kitchen diner, utility/cloak room, three bedrooms, a family bathroom and a cabin in the garden.

Properties with this much on offer rarely come to the open market, so an early viewing is strongly recommended.

NG4 provides the perfect balance between family living and community and only minutes away from key transport links including the A60. Other benefits include amenities such as doctors a range of shops including a hairdresser, dry cleaners, a community centre & other leisure facilities.



Entrance doors leads through to:

PORCH

HALL

Stairs rising to the first floor and doors through to:

LOUNGE

11'5" x 10'7" (3.48m x 3.23m)

Central heating radiator and double glazed window to the front elevation.

LIVING ROOM

10'5" x 13'0" (3.20m x 3.98m)

Fitted with multi burning stove and open plan to the kitchen / diner.

KITCHEN/DINER

16'0" x 14'2" (4.88m x 4.33m)

Sedum Green roof extension, Fitted with a range of wall and base units, sink with mixer tap, tiled splashback, windows to side and rear elevation, sliding doors to the rear garden, built in electric oven, space and plumbing for dishwasher, space for fridge freezer, spot lights to ceiling and four ring gas hob with extractor over.

UTILITY/CLOAK ROOM

Fitted with low level flush W.C, hand wash basin and wall mounted (recently fitted in 2023) boiler.

STAIRS & LANDING

Stairs rising to first floor and doors through to:

BEDROOM ONE

10'6" x 11'9" (3.22m x 3.59m)

Central heating radiator and double glazed window to the rear garden.

BEDROOM TWO

10'6" x 11'10" (3.22m x 3.62m)

Central heating radiator and double glazed window to the front elevation.

BEDROOM THREE

7'8" x 8'0" (2.34m x 2.44m)

Central heating radiator and double glazed window to the front elevation.

BATHROOM

Four piece bathroom suite, fitted with panel bath, separate corner shower, low level flush W.C, hand wash basin, tiled walls and obscure double glazed window to the rear elevation.

OUTSIDE

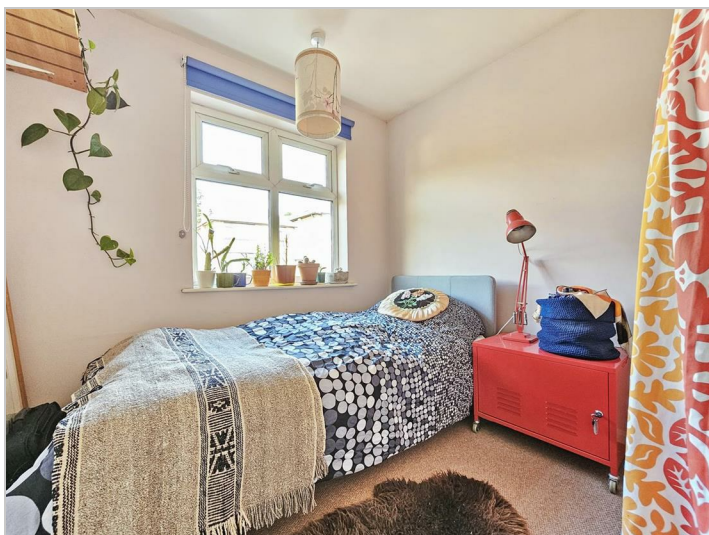
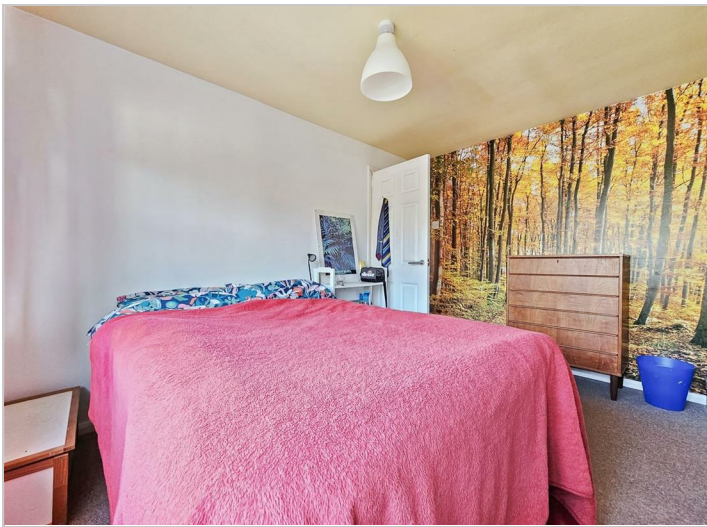
The property sits on a larger than average plot with a large rear garden. To the front of the property there is off-street parking for one vehicle with side access to a bike storage area.

The rear garden has a raised decked area which leads to the garden which is full of mature plants, trees and shrubs.

CABIN

To the bottom of the garden the current owners have built an insulated cabin with wood cladding and a green sedum roof. Inside the cabin there is a log burner, power, double glazed windows, double glazed doors and WIFI.

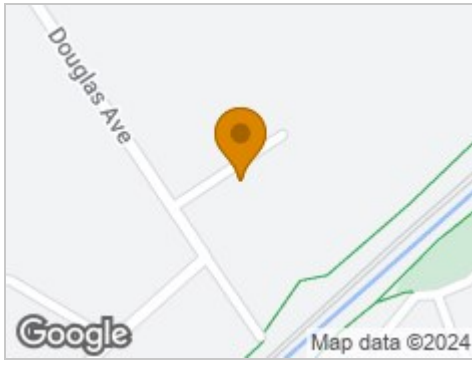








Road Map



Hybrid Map



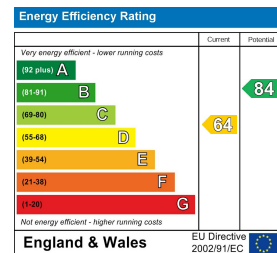
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.