

# Emma Terry Homes

*moving made personal*



## 18 Priory Park

Thurgarton, Nottingham, NG14 7HE

Asking price £599,950



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Welcome to this stunning detached house located in the picturesque Priory Park, Thurgarton. This property boasts three spacious reception rooms and a conservatory, perfect for entertaining. With four bedrooms there is ample space for everyone in the household.

One of the standout features of this property is the huge potential for an extension, with drawings and planning permission already granted. This means you can truly make this house your own and tailor it to your specific needs and desires.

Situated in excellent primary and secondary school catchments, this home is ideal for families looking to provide their children with a top-tier education. The property is immaculately presented, ensuring that you can move in hassle-free and start enjoying your new home from day one.

Outside, you will find large front and rear gardens, perfect for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon. Imagine hosting summer barbecues or enjoying a morning coffee in your own private outdoor oasis!



## PORCH

Additional storage and door through to:

## HALLWAY

Spacious hallway, stairs rising to first floor and doors through to:

## LOUNGE

12'11" x 20'0" (3.95m x 6.10m)

Bright and spacious lounge with double aspect, double glazed windows to the front and rear aspect, feature fireplace and central heating radiator.

## DINING ROOM

9'10" x 12'3" (3.02m x 3.74m)

Open plan from lounge, central heating radiator and double glazed sliding patio doors.

## KITCHEN

Fitted with a range of base units with worktops over, stainless steel sink with mixer tap, central heating radiator, space for cooker.

## CONSERVATORY

Central heating radiator and double doors to the rear garden.

## UTILITY ROOM

Fitted with a range of base units, inset sink and door to side garden.

## STUDY/PLAYROOM

6'0" x 18'4" (1.84m x 5.59m)

Double aspect double glazed windows to the front and side elevation.

## W.C

Low level flush W.C, hand wash basin and double glazed window to the front elevation.

## STAIRS AND LANDING

Spacious landing and doors through to:

## BEDROOM ONE

13'6" x 10'0" (4.12m x 3.07m)

Fitted wardrobe, central heating radiator and double glazed window to the rear elevation.

## BEDROOM TWO

12'11" x 9'5" (3.95m x 2.88m)

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

## BEDROOM THREE

8'11" x 10'0" (2.74m x 3.07m)

Central heating radiator, double glazed window to the rear elevation and door to ensuite.

## ENSUITE

Shower cubicle, double glazed window to the side elevation, low level flush W.C and hand wash basin.

## BEDROOM FOUR

7'1" x 10'0" (2.16m x 3.07m)

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

## BATHROOM

Fitted bath with shower over, hand wash basin, low

level W.C, obscure double glazed window to the rear elevation, chrome heated towel rail, part tiled walls and floor.

## OUTSIDE

The property sits on a large plot with grassed areas to the front, side and rear. The front of the property is gated with access to the driveway which leads to the garage.

The rear has a large grassed area, gravelled area and seating area at the bottom of the garden. The garden is fully enclosed with mature plants, shrubs and hedges.

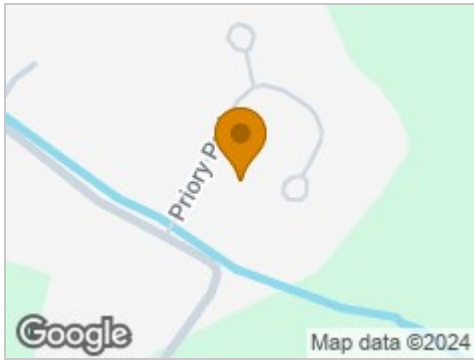








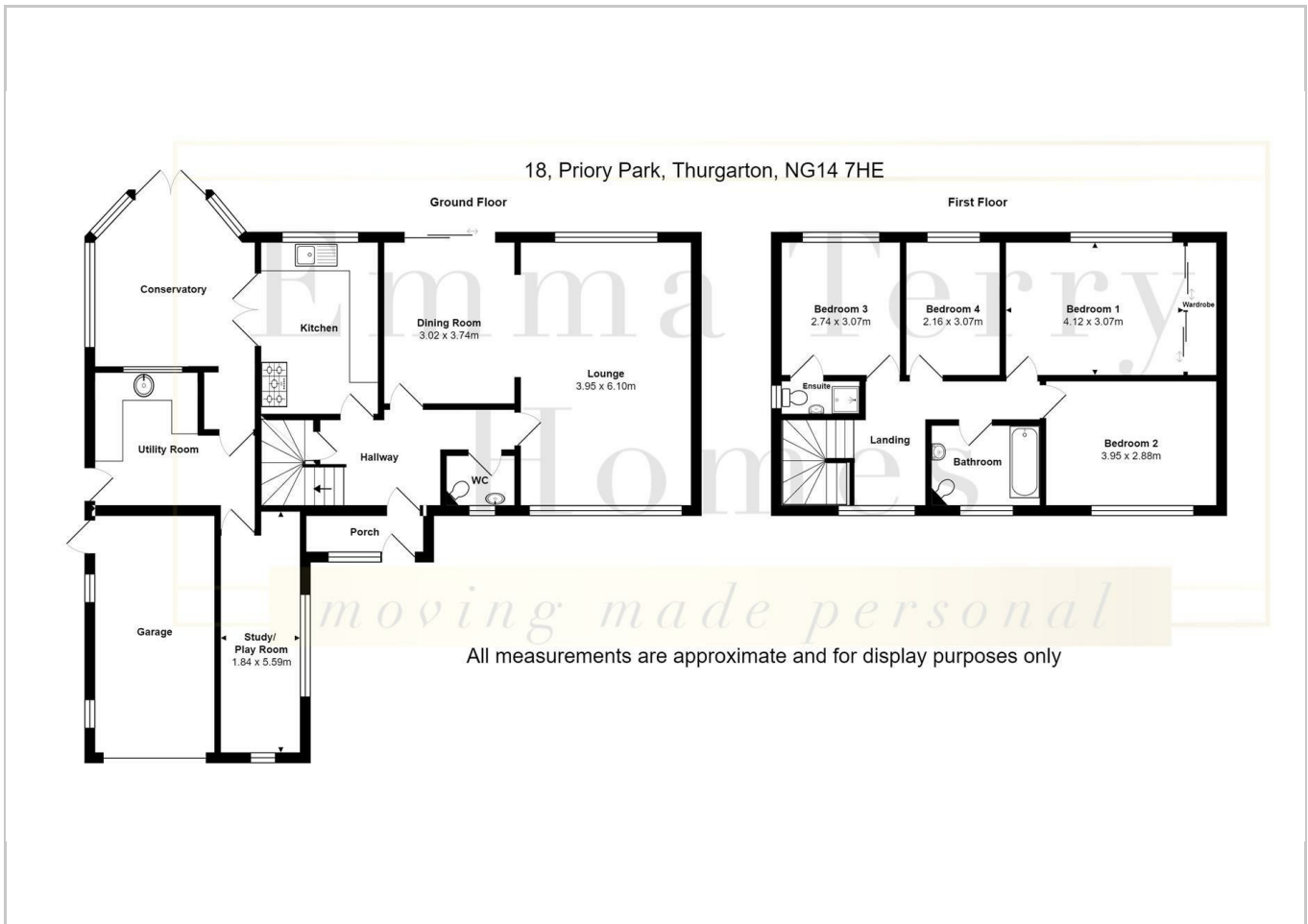
### Road Map



### Hybrid Map



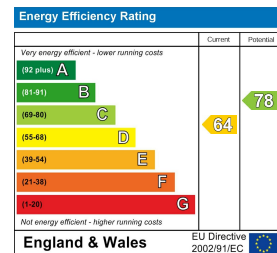
### Terrain Map



### 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



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