

Emma Terry Homes

moving made personal



10 Atlas Street,
Nottingham, NG2 2AA

Asking price £475,000 - £495,000



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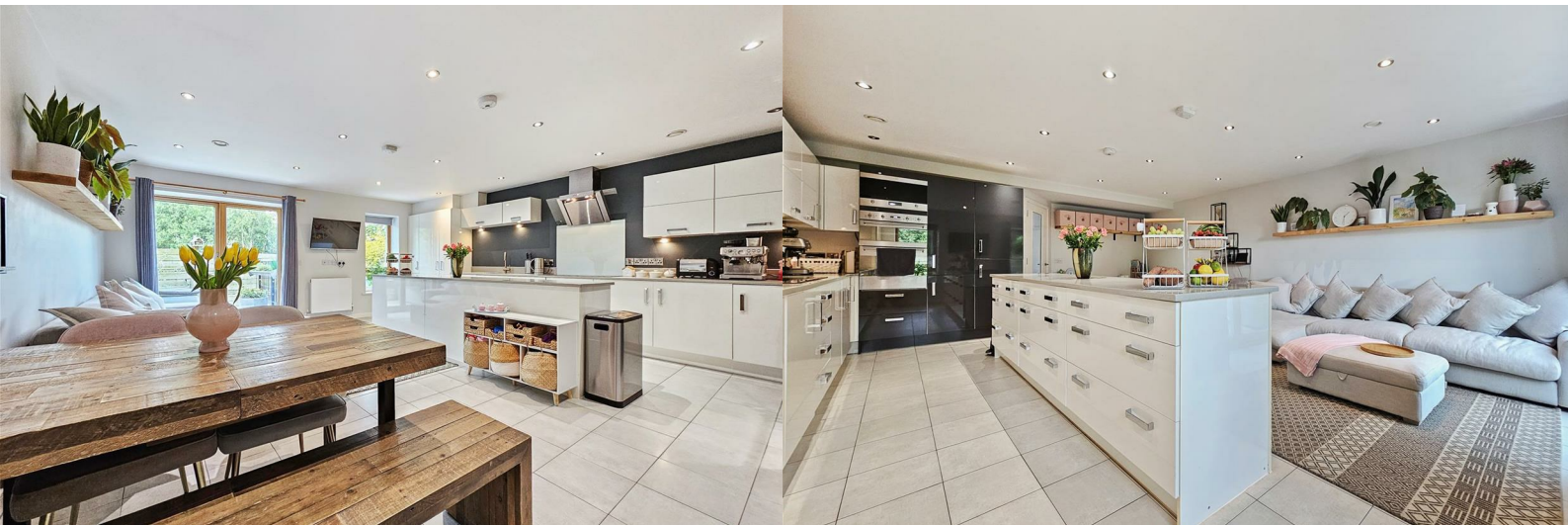
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10 Atlas Street, Nottingham NG2 2AA

** Guide Price £475,000 - £495,000 **

This contemporary four-bedroom, three-storey semi-detached house is a true gem waiting to be discovered, enjoying panoramic views of the Embankment playing fields and the Memorial gardens.

As you step inside, you'll be greeted by a spacious open plan lounge, dining room and kitchen area - perfect for entertaining guests or simply relaxing with your family. The large windows flood the space with natural light, creating a warm and inviting atmosphere.

Standout features of this property include triple-glazed windows and mechanical ventilation heat recovery system, ensuring that you stay comfortable all year round while keeping energy costs down. Additionally, the solar panels contribute to a more sustainable way of living, reducing your carbon footprint.

With super fast broadband, a fifteen minute walk to the train station and West Bridgford, the property is ideally positioned for modern living.

Step outside into the private south-facing rear garden, where you can enjoy al fresco dining or step onto the balcony of the lounge/bedroom for panoramic views over the memorial garden and river beyond.



Entrance door leads through to:

PORCH

Doors through to:

ENTRANCE HALL

Doors through to and stairs rising to first floor.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

22'5" x 18'2" (6.85m x 5.55m)

A real feature of the property, open plan living creating the space everyone is looking for....Fitted with a range of wall and base units, built in dishwasher, washer dryer, two ovens with microwave, Smeg electric 5 ring hob with extractor over, central heating radiator, window to rear garden and door to rear garden.

HOME OFFICE/PLAYROOM

10'1" x 7'8" (3.08m x 2.35m)

Central heating radiator and window to front elevation.

W.C

Low level flush W.C, hand wash basin, central heating radiator and window to front elevation.

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE

15'5" x 12'1" (4.70m x 3.69m)

Spacious bedroom with fitted wardrobes, large window with views to the river and memorial garden, central heating radiator and door through to ensuite/cupboard.

EN-SUITE

Double shower cubicle, low level flush W.C, his and her sinks, chrome heated towel rail and window to rear elevation.

CUPBOARD

Additional storage.

BEDROOM TWO

11'9" x 10'4" (3.59m x 3.17m)

Window to front elevation and central heating radiator.

EN-SUITE

Corner shower cubicle, large hand wash basin, low level flush W.C, and window to the front elevation.

STAIRS RISING TO SECOND FLOOR

BEDROOM THREE

10'5" x 9'0" (3.19m x 2.75m)

Central heating radiator and window to the front elevation.

BATHROOM

Panel bath with shower over, low level flush W.C, large hand wash basin and window to the front elevation.

LOUNGE/POTENTIAL BEDROOM FOUR

Currently being used as a lounge but could be a further bedroom, central heating radiator and sliding doors to the balcony.

BALCONY

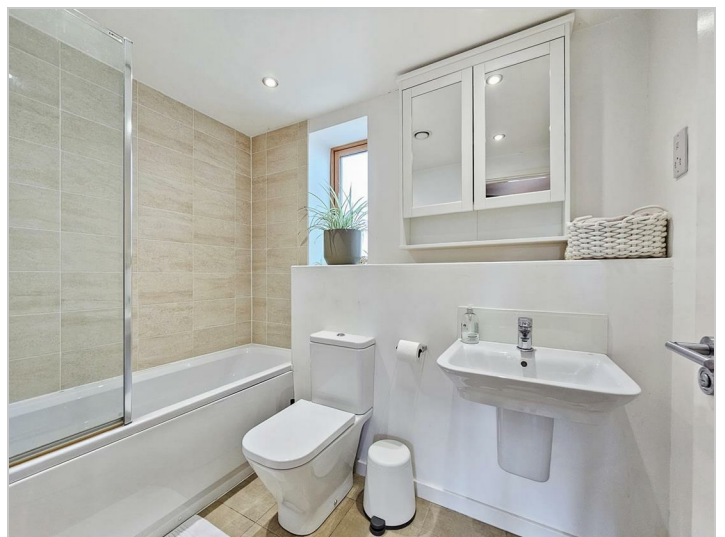
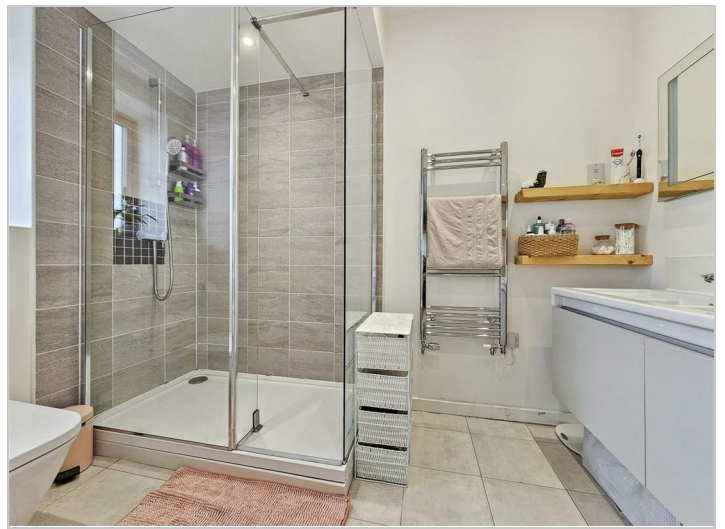
Delightful seating area with views to the river and memorial gardens.

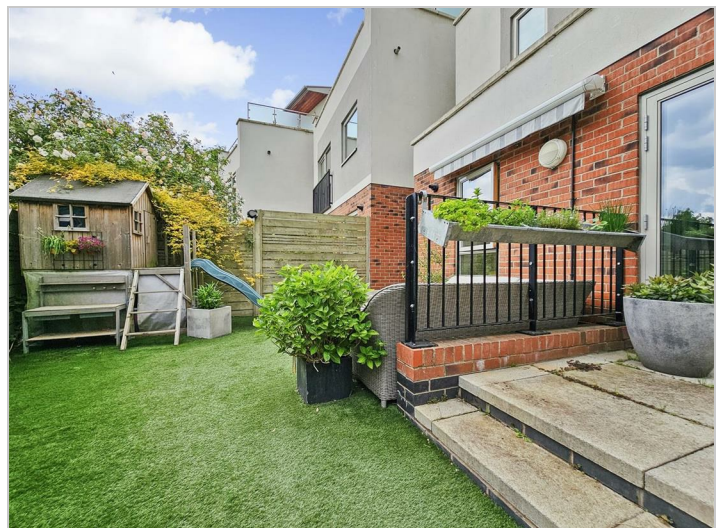
OUTSIDE

The property is positioned on an exclusive eco development, To the front there is a block paved driveway for two vehicles, with side access to the rear garden.

The rear garden is a delightful space, fully enclosed with outside tap, outside socket, artificial grass, timber fencing and mature plants.









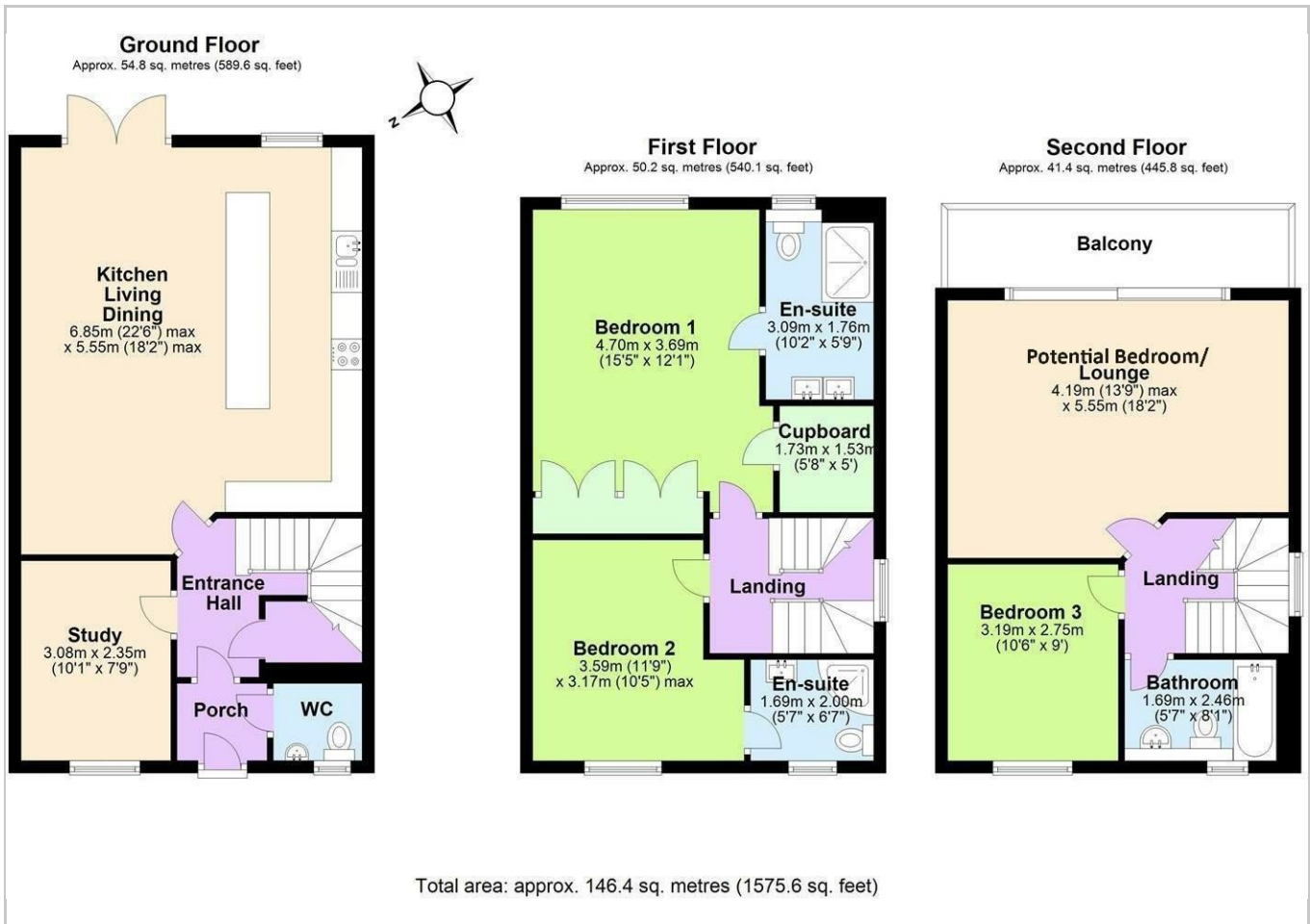
Road Map



Hybrid Map



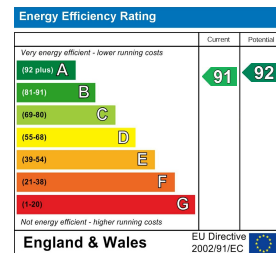
Terrain Map



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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