

# Emma Terry Homes

*moving made personal*



24 College Road

Mapperley, Nottingham, NG3 6FD

Offers over £460,000



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## Offers over £460,000

**\*\* PRICED TO SELL \*\***

Emma Terry Homes are delighted to bring this incredibly spacious and immaculately presented end townhouse to the open market. Spanning three storeys, four bedrooms and almost 2000sqft of living space, this stunning property offers ample space for large families and picturesque, panoramic views of Mapperley Golf Course

The ground floor briefly comprises of a spacious entrance hall, snug, dining kitchen with orangery, downstairs W.C and utility room.

On the first and second floor there are four double bedrooms (two with ensembles), with the master bedroom benefitting from a dressing room. There is also a family bathroom and the added advantage of another living room which could be a fifth bedroom if required.

There is a delightful low maintenance rear garden with stunning views to enjoy on those summer evenings. This property also benefits from off-street parking to the front and a single garage.

The property has been extremely well cared for with recently fitted oak internal doors, new carpets, new flooring, new ensuite and family bathroom, new windows and front door, and recently landscaped garden to give a modernised and luxurious feel.



Entrance door leads through to:

### HALL

Spacious hall with storage cupboard, stairs to first floor and doors through to:

### KITCHEN

19'3" x 11'5" (5.88m x 3.48m)

Recently fitted kitchen with central island for storage and sitting, fitted with a range of base units, built in dishwasher, built in microwave and double oven with warmer drawer, space for American style fridge freezer, gas hob with extractor over, underfloor heating and open through to orangery.

### ORANGERY

19'3" x 8'0" (5.88m x 2.44m )

Lantern, underfloor heating and french doors to the rear garden.

### UTILTY ROOM

Space and plumbing for washing machine and tumble dryer.

### W.C

Low level flush W.C and hand wash basin.

### SNUG

12'0" x 14'9" (3.67m x 4.51m)

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

### STAIRS AND LANDING

### BEDROOM ONE

12'2" x 10'3" (3.73m x 3.14m )

Central heating radiator, UPVC double glazed window to the front aspect and door through to dressing room and ensuite.

### DRESSING ROOM

Built in dressing room.

### ENSUITE

Fitted four piece suite with double shower, separate bath, low level flush W.C, hand wash basin, obscure UPVC double glazed window to front elevation and underfloor heating.

Tel: 0115 966 57 41

### LIVING ROOM/POTENTIAL BEDROOM FIVE

Currently being used as a living room, UPVC double glazed window to rear elevation, Juliet balcony, central heating radiator and feature fireplace.

### STAIRS AND LANDING

#### BEDROOM TWO

19'3" x 10'3" (5.88m x 3.14m )

Central heating radiator and UPVC double glazed window to the front aspect.

#### WALK IN DRESSING AREA

Built in wardrobes.

#### ENSUITE

Recently refitted ensuite with shower, low level flush W.C and hand wash basin. UPVC obscure double glazed window to the front elevation.

#### BEDROOM THREE

9'4" x 11'5" (2.87m x 3.48m )

UPVC double glazed window to the rear aspect and central heating radiator.

### BEDROOM FOUR

9'4" x 11'5" (2.86m x 3.48m)

UPVC double glazed window to the rear aspect and central heating radiator.

### BATHROOM

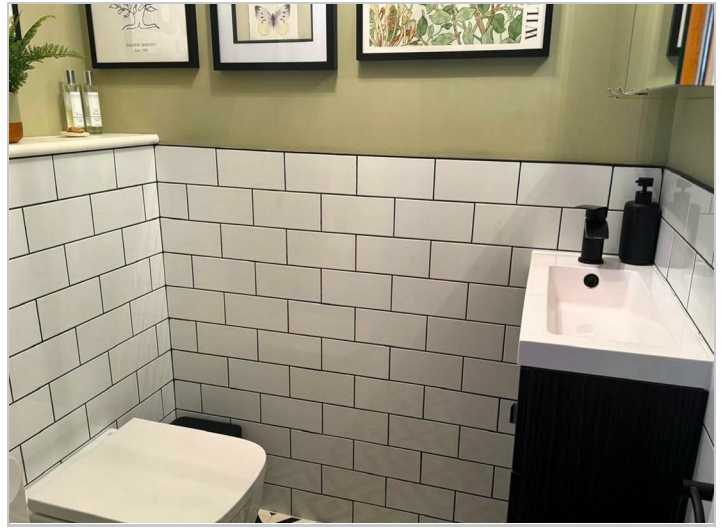
Recently refitted with double shower, low level flush W.C and hand wash basin.

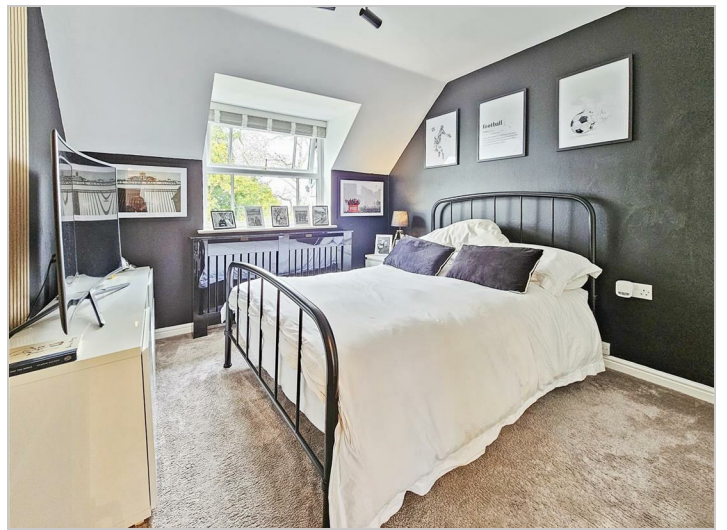
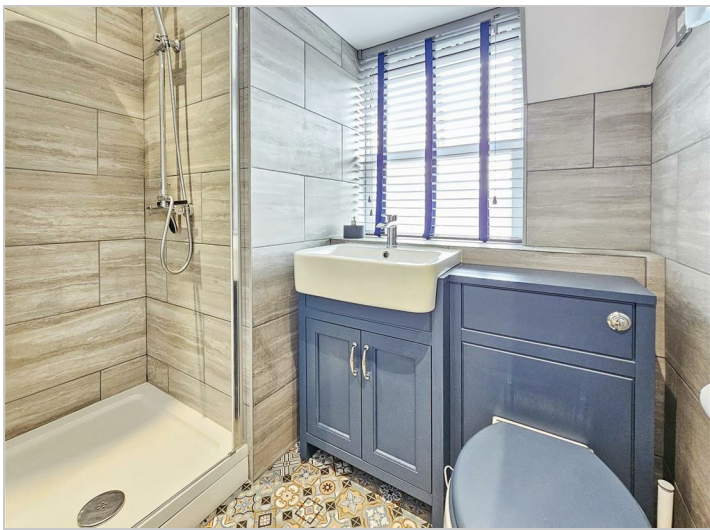
### OUTSIDE

To the front of the property there is off street parking and a single garage with up and over door.

The rear garden has been landscaped for ease of maintenance with decked and paved area, artificial grass, outside socket, mature plants and shrubs to borders, with views overlooking the park and golf course.









Road Map



Hybrid Map



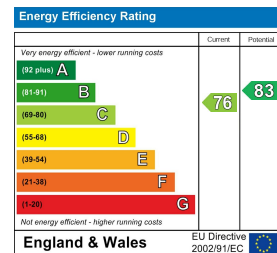
Terrain Map



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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