

# Emma Terry Homes

*moving made personal*



35 Wordsworth Road

Daybrook, Nottingham, NG5 6HH

£235,000



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Welcome to this charming semi-detached house located on Wordsworth Road. This property boasts a spacious lounge, a kitchen diner, a utility/office, three bedrooms, a bathroom with separate W.C, a driveway to the front and a spacious enclosed rear garden.

One of the highlights of this lovely house is the recently fitted kitchen, where you can unleash your culinary skills and create delicious meals for all to enjoy.

Step outside into the spacious garden, a tranquil oasis where you can bask in the sunshine, host summer barbecues, or simply enjoy a cup of tea in the fresh air. The property also offers a convenient driveway, providing off-street parking.

Don't miss out on the opportunity to make this house your home sweet home. Contact us today to arrange a viewing.



Entrance door leads through to:

### HALL

With doors through to:

### LIVING ROOM

12'4" x 19'7" (3.77m x 5.99m)

Double glazed window to the front elevation, two central heating radiator and sliding doors to the rear garden.

### UTILITY ROOM

5'9" x 7'2" (1.76m x 2.20m )

Double aspect double glazed windows to the front and side and central heating radiator.

### KITCHEN DINER

10'11" x 13'11" (3.34m x 4.26m )

Fitted with a range of wall and base units, Neff self cleaning oven, Zanussi built in washing machine, Beko slimline dishwasher, Zanussi induction hob, plinth heater, built in fridge freezer, Double glazed windows to rear and side aspect, double glazed door to rear garden and space for dining table.

### STAIRS AND LANDING

### BEDROOM ONE

12'5" x 10'6" (3.81m x 3.21m )

Double glazed window to the front elevation and central heating radiator.

### BEDROOM TWO

12'5" x 8'7" (3.81m x 2.63m )

Double glazed window to the rear elevation and central heating radiator.

### BEDROOM THREE

9'7" x 7'2" (2.94m x 2.20m )

Double glazed window to the front elevation and central heating radiator.

### BATHROOM

Bath with shower over, sink, double glazed window to the rear aspect and tiled walls.

### W.C

Low level flush W.C and double glazed window to the rear aspect.

### OUTSIDE

The property is set back from the road with off-street parking to the front.

The rear garden is mainly laid to lawn with mature hedging to the boundary's.

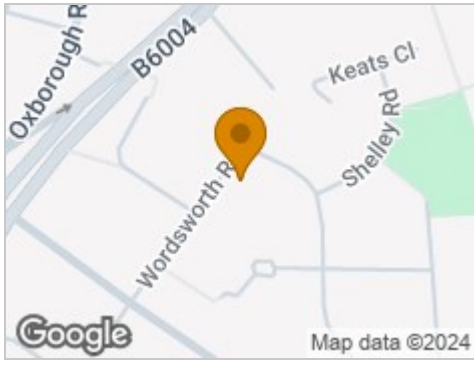








### Road Map



### Hybrid Map



### Terrain Map



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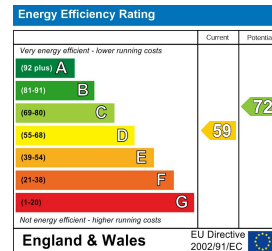


All measurements are approximate and for display purposes only

### 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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