

# Emma Terry Homes

*moving made personal*



12 Salcombe Drive

Redhill, Nottingham, NG5 8JF

Asking price £365,000





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## Asking price £365,000

Welcome to this charming semi-detached house located on Salcombe Drive in the desirable area of Redhill, Nottingham. This delightful property boasts 4 bedrooms, making it an ideal family home.

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the house. The heart of the home is undoubtedly the renovated kitchen, which combines modern convenience with a warm, inviting atmosphere.

The property features a generous dining lounge, enhanced by French doors that flood the room with natural light and provide a seamless connection to the expansive garden. This huge garden is a true highlight, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air.

This semi-detached house on Salcombe Drive is not just a property; it is a wonderful opportunity to create lasting memories in a comfortable and stylish environment. With its blend of modern renovations and spacious living areas, this home is sure to appeal to families and individuals alike. Don't miss the chance to make this lovely house your new home.



### PORCH

8'9" x 2'7" ( 2.69m x 0.79m)

Entrance door to property, two UPVC double glazed windows to front and a UPVC double glazed window through to house.

### ENTRANCE HALL

14'2" max x 9'8" max ( 4.34m max x 2.97m max)

A central heating radiator, stairs to first floor and doors through to lounge, dining kitchen and W.C/cloaks.

### DINING KITCHEN

14'2" x 14'0" (4.34m x 4.27m)

A variety of wall and base including a huge pull out larder, 1 1/2 bowl sink with mixer tap and drainer, integrated dishwasher, induction hob, built-in oven and microwave combi oven, underfloor heating, space for fridge/freezer, a UPVC double glazed window to rear and door through to lean-to.

### LEAN-TO

16'4" x 5'2" ( 4.98m x 1.60m)

Access through to front and rear of property and garage.

### LOUNGE

24'0" x 12'11" ( 7.32m x 3.96m)

An electric feature fire, a central heating radiator, UPVC double glazed window to front and UPVC double glazed French doors to rear.

### W.C/CLOAKS

7'4" x 6'2" (2.24m x 1.88m)

Low level flush W.C, wash hand basin, storage cupboards, worktop space and space and plumbing for washer and dryer.

### LANDING

UPVC double glazed window to side, a central heating radiator, loft access and doors through to bedroom 1, 2, 3, 4 and bathroom.

### BEDROOM 1

14'0" max x 12'11" max ( 4.27m max x 3.96m max)

UPVC double glazed window to rear, a central heating radiator and door through to en-suite.

#### EN-SUITE

5'4" x 4'0" ( 1.63m x 1.24m)

Low level flush W.C, wash hand basin, heated towel rail and separate shower cubicle.

#### BEDROOM 2

12'11" max x 9'8" max ( 3.96m max x 2.97m max )

A central heating radiator and UPVC double glazed window to front.

#### BEDROOM 3

11'10" max x 9'3" max ( 3.61m max x 2.82m max)

A central heating radiator, a UPVC double glazed window to rear, a UPVC double glazed window to side and built-in wardrobe.

#### BEDROOM 4

8'9" x 6'0" ( 2.69m x 1.83m)

UPVC double glazed window to rear and a central heating radiator.

#### BATHROOM

17'9" x 9'0" (5.42m x 2.75m)

A UPVC double glazed obscure window to front, low level flush W.C, wash hand basin, bath with mixer tap and shower over, a central heating radiator and a heated towel rail.

#### FRONT

Pebbled pathway to entrance door, driveway, access to garage and to rear garden via lean-to.

#### REAR

A fully enclosed garden with a variety of trees shrubs and bushes including fruit trees, pebbled, patio and lawn areas, a shed, a pond and access to front through lean-to.

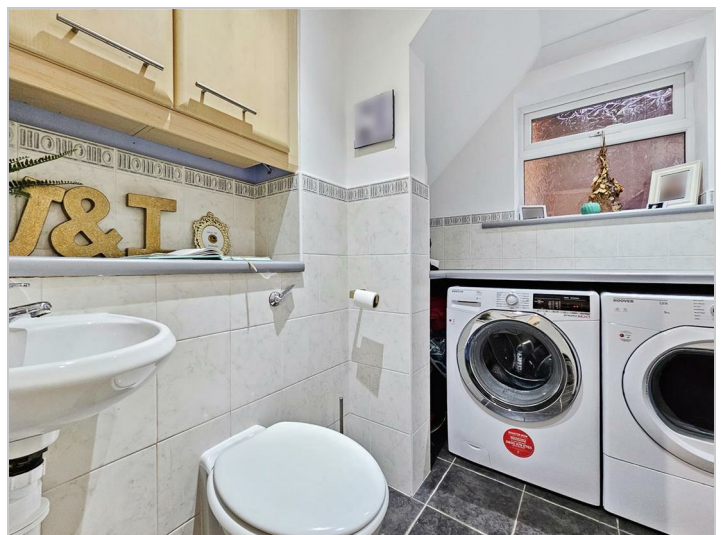
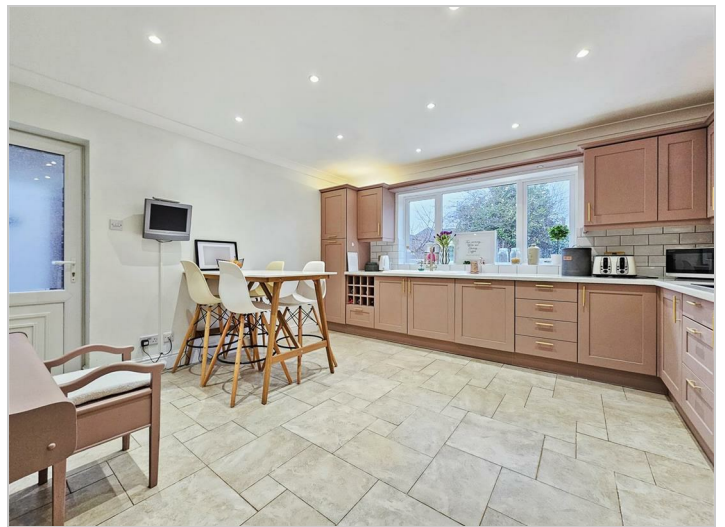
#### GARAGE

17'9" x 9'0" (5.41m x 2.74m)

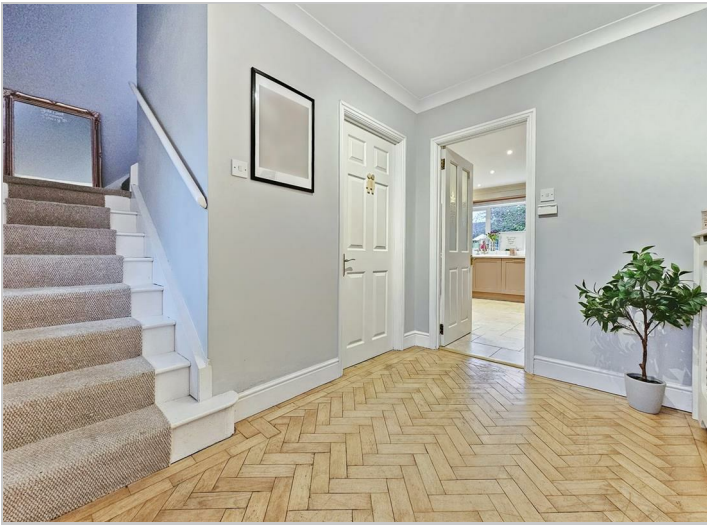
Single car garage with power.

















Road Map



Hybrid Map



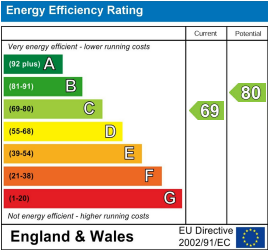
Terrain Map



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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