

# Emma Terry Homes

*moving made personal*



6 Doveridge Avenue

Carlton, Nottingham, NG4 3GR

Asking price £525,000





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This splendid four-bedroom detached home in the desirable area of Doveridge Avenue, Carlton, offers an exceptional living experience. The property boasts a generous layout that is perfect for families and those who enjoy entertaining.

Upon entering, you are greeted by three reception rooms, the expansive open-plan kitchen and dining area, utility room and WC.

On the first floor the property features four bedrooms, one with an ensuite and balcony and a family bathroom.

This home offers an impressive garden plot, offering a private outdoor space that is ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the property includes a garage, providing convenient storage and parking options.

Situated in a sought-after location, this home is close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This delightful property combines space, style, comfort, and a prime location, making it a must-see for anyone looking to settle in this charming part of Nottingham.



### ENTRANCE HALL

Stained glass entrance door to property, stained glass windows to front, a central heating radiator, doors through to lounge, living room and kitchen/diner and stairs to first floor.

### LOUNGE

12'11" x 13'0" (3.96 x 3.97)

A UPVC double glazed bay window to front and a feature fireplace.

### LIVING ROOM

13'0" x 13'0" (3.97 x 3.97)

A UPVC double glazed bay window to front, a UPVC double glazed window to rear, a central heating radiator and a log burner.

### KITCHEN/DINER

28'7" x 21'1" (8.73 x 6.43)

A variety of wall and base units with granite

worktops, breakfast bar island with ceramic NEFF hob and extractor, integrated NEFF double oven and microwave, dishwasher, full length fridge, 1½ bowl sink with mixer tap, boiling water tap and worktop drainer, underfloor heating, under-stair pantry cupboard, electric fireplace, a vertical central heating radiator, UPVC double glazed window to side and bi-fold doors to rear garden.

### UTILITY

Space for washing machine, dryer and fridge or freezer, UPVC double glazed obscure window to rear.

### WC

A low level flush WC, a wash hand basin and a UPVC double glazed window to side.

### HOME OFFICE

7'8" x 17'11" (2.35 x 5.47)

UPVC double glazed window to rear and door through to garage.

### LANDING

UPVC double glazed window to front and doors through to bedroom 1, 2, 3, 4 and family bathroom.

### MASTER BEDROOM

17'5" x 11'10" (5.33 x 3.63)

A central heating radiator, a UPVC double glazed window to front, two UPVC double glazed windows to rear, French doors opening out to the balcony and door through to en-suite.

### ENSUITE

A low level flush WC, wall hung wash hand basin with mixer tap, a corner shower cubicle with a rainfall and a handheld shower head, a heated towel rail, underfloor heating and a UPVC double glazed window to the rear elevation

### BALCONY

### BEDROOM 2

12'10" x 13'0" (3.92 x 3.97)

A central heating radiator, an original open fireplace and a UPVC double glazed window to front.

### BEDROOM 3

12'11" x 13'0" (3.96 x 3.97)

A central heating radiator, an original open fireplace and a UPVC double glazed window to front.

### BEDROOM 4

7'8" x 16'9" (2.34 x 5.13)

A central heating radiator, fitted wardrobes and UPVC double glazed window to side.

### BATHROOM

A low level flush WC, a vanity unit wash basin with mixer tap, a freestanding bath with chrome wall fixtures, a central heating radiator, underfloor heating and a UPVC double glazed obscure window to rear.

### FRONT

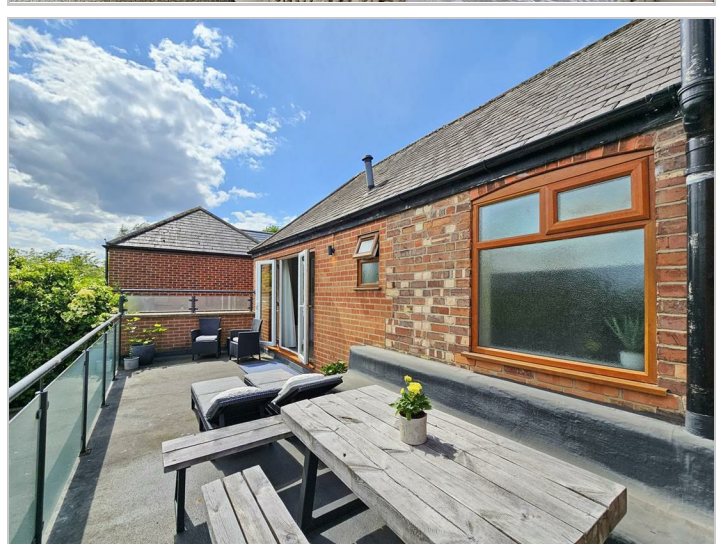
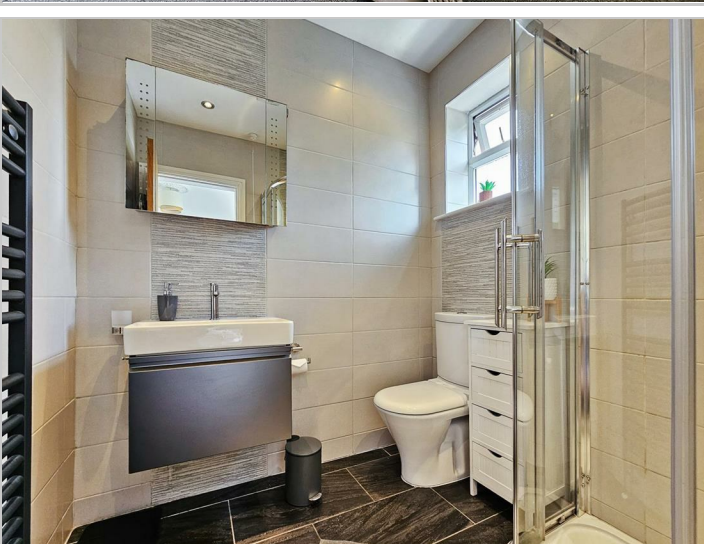
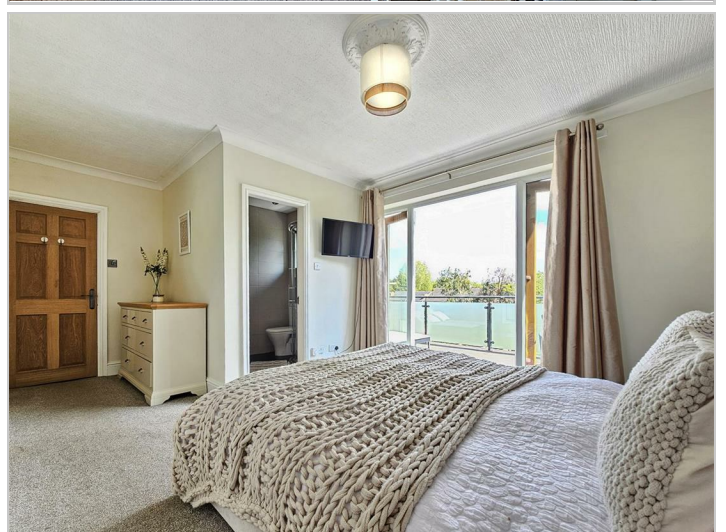
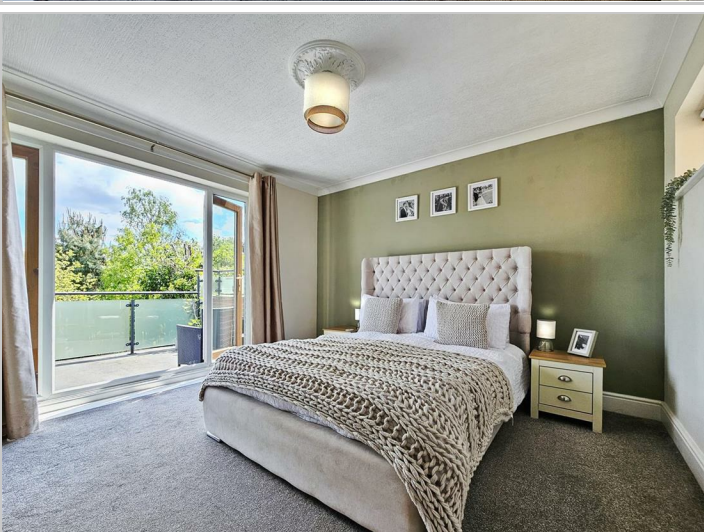
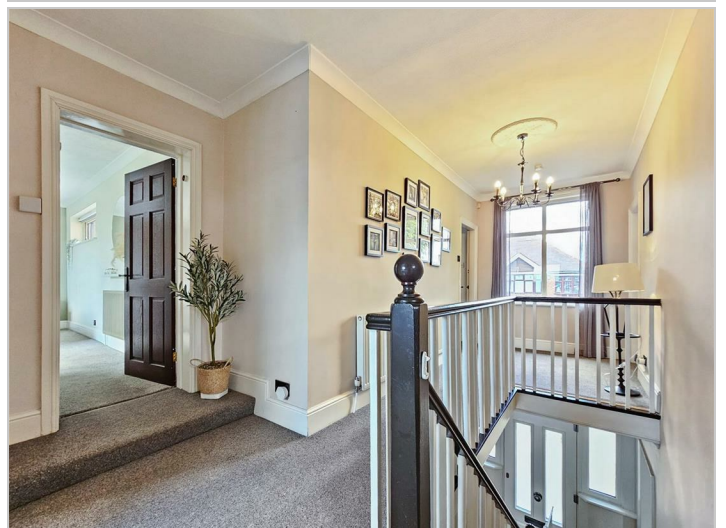
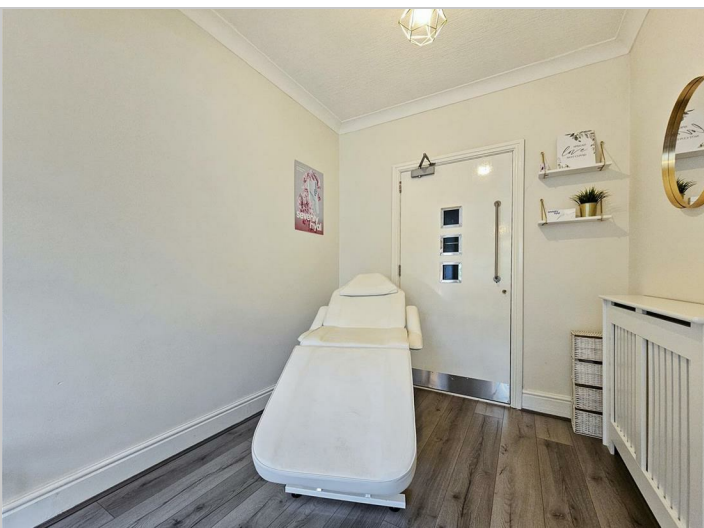
A paved driveway providing off-street parking, gated access to rear and access into the garage.

### REAR

Fully enclosed lawn area and paved patio areas with a variety of mature trees, bushes and shrubs.

















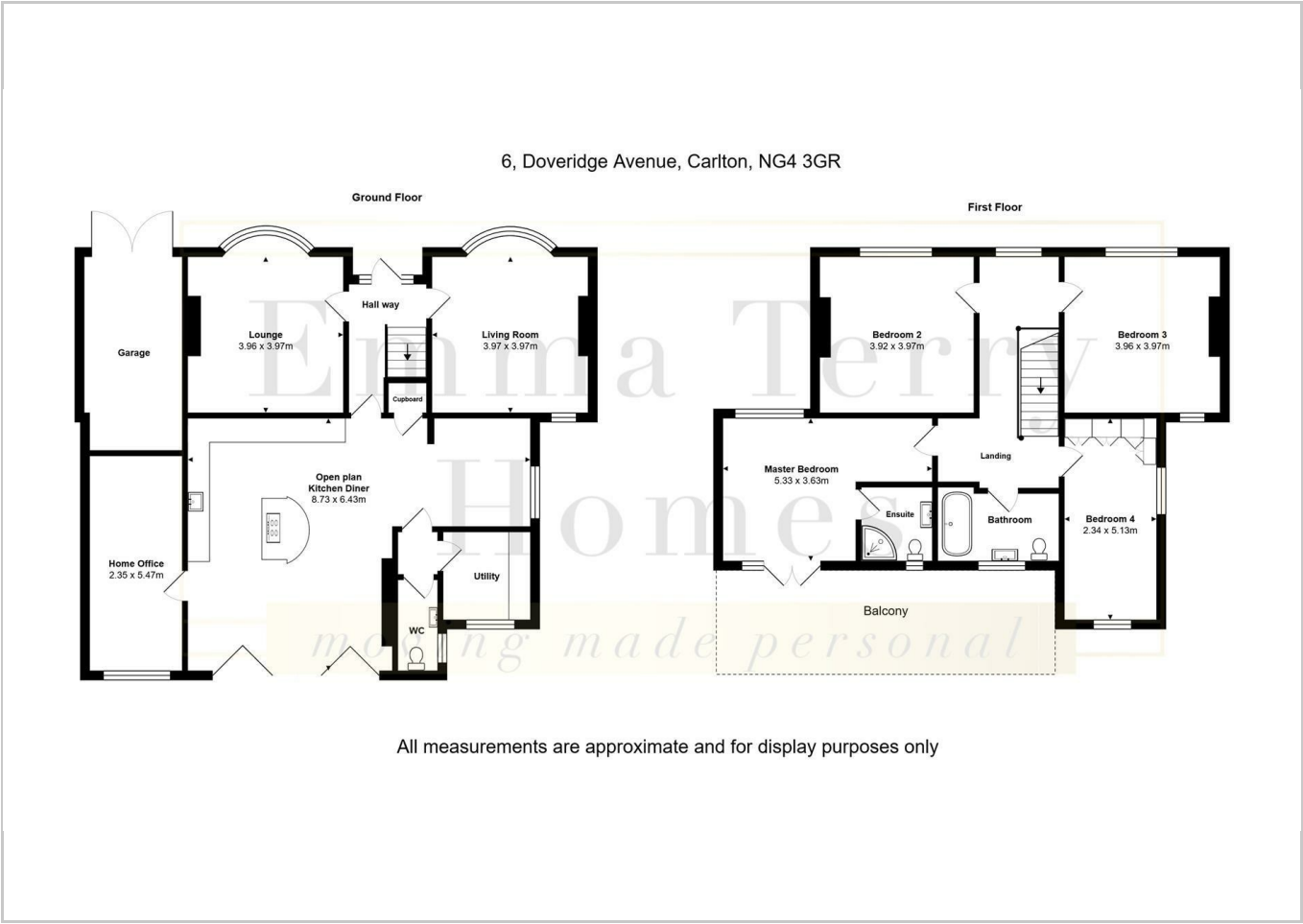
Road Map



Hybrid Map



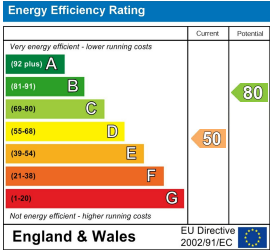
Terrain Map



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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