

Emma Terry Homes

moving made personal



10 Carnarvon Street

Netherfield, Nottingham, NG4 2FL

Guide price £165,000 - £175,000



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An excellent opportunity to purchase a charming and spacious mid-terrace home in the ever-popular area of Netherfield. Thoughtfully presented throughout, this home offers comfortable, well-proportioned living in a convenient location close to a wealth of local amenities.

The ground floor features a welcoming living room that flows into a separate dining area – perfect for everyday living or entertaining – complemented by a well-designed kitchen with access to the rear garden.

Upstairs, there are two generous bedrooms, a beautifully finished bathroom, and a versatile loft room offering additional space for work, hobbies, or storage.

Outside, the rear garden provides a lawn and gravelled seating area, ideal for enjoying the outdoors, while the front offers a neat, low-maintenance courtyard with gated access.

The location is particularly well-connected, with a regular bus service to Nottingham city centre running every 10 minutes, and both Netherfield and Carlton train stations within walking distance, offering direct rail links into the city.

With its inviting interiors, practical layout, and excellent transport links, this home is ready to be enjoyed from the moment you move in.



LIVING ROOM

11'3" x 10'10" (3.45m x 3.32m)

Entrance door to property, fitted base storage cupboard, feature fireplace, a central heating radiator, internal window through to dining room, UPVC double glazed window to front and stairs to first floor.

DINING ROOM

14'4" x 10'10" (4.37m x 3.32m)

A central heating radiator, internal window to living room and UPVC double glazed window to rear.

KITCHEN

5'8" x 12'9" (1.74m x 3.90m)

A variety of wall and base units, sink with mixer tap and drainer, built-in oven and gas hob with extractor fan, space for fridge/freezer, washing machine and dryer, two UPVC double glazed windows to rear and door providing access to rear.

LEAN-TO

LANDING

Doors through to bedroom 1, 2 and bathroom and access to loft room.

BEDROOM 1

11'4" x 10'11" (3.47m x 3.34m)

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

BEDROOM 2

8'0" x 7'11" (2.46m x 2.42m)

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

BATHROOM

Low level flush WC, wash handbasin with mixer tap, bath with mixer tap and hand-held showerhead and

shower over, heated towel rail and UPVC double glazed obscure window to side.

LOFT ROOM

Central heating radiator and Velux window.

FRONT

Fence surrounded courtyard with gated access to front door.

REAR

Enclosed garden with a gravelled pathway, a lawn area, gravelled seating area and gated access.









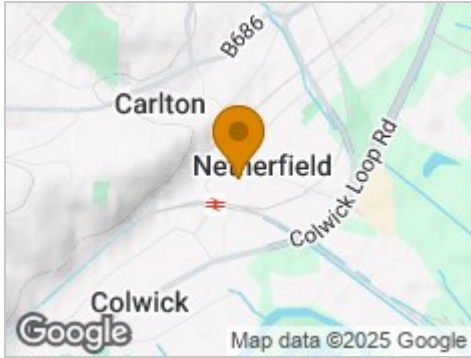
Road Map



Hybrid Map



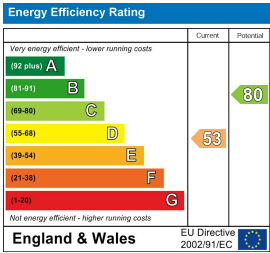
Terrain Map



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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