

# Emma Terry Homes

*moving made personal*



## 10 Redland Grove

Carlton, Nottingham, NG4 3EU

Offers over £250,000



# 10 Redland Grove, Carlton, Nottingham NG4 3EU

Emma Terry Homes are delighted to bring to the market this charming traditional bay-fronted semi-detached home, located on the sought-after Redland Grove in Carlton. Beautifully presented in immaculate condition, this property is ready to move into straight away.

Offering the perfect blend of modern comfort and classic charm, it represents an excellent opportunity for a wide range of buyers.

Inside, the property features two generously sized double bedrooms and a large bathroom fitted with four piece suite. Upon entering, you are welcomed by a hallway, leading to a spacious bay-fronted living room.

One of the standout features of this home is the full-width modern kitchen diner, which forms the heart of the house. The rear extension, is an ideal work from home space or playroom. From here, double doors open out to a private, low-maintenance garden with decking – perfect for enjoying outdoor living without the need for constant upkeep.

Practicality is key, and this home delivers with ample off-street parking for up to four vehicles, in addition to a double garage providing plenty of storage.

Perfectly positioned, the home is just a short walk from Gedling's shops and local amenities, with Carlton and Netherfield easily reached by local bus services. For those who enjoy nature, open countryside is close by, offering a welcome retreat from the bustle of everyday life. Victoria Retail Park in nearby Netherfield also provides a wide range of shopping and leisure options.



## ENTRANCE HALL

Composite front door and central heating radiator.

mounted boiler and UPVC double glazed window to side.

## LOUNGE

13'2" x 14'4" (4.03m x 4.39m)

UPVC double glazed bay window to the front and central heating radiator.

## STUDY/PLAYROOM

8'6" x 4'9" (2.60m x 1.45m)

UPVC double glazed window to rear, central heating radiator and UPVC double glazed double doors to the side.

## KITCHEN DINER

16'11" x 8'11" (5.16m x 2.72m)

Fitted with a range of wall and base units, stainless steel sink with drainer, fitted electric oven and fridge freezer, four-ring gas hob with extractor over. Central heating radiator, large understairs storage cupboard with plumbing and space for washing machine. Wall

## STAIRS AND LANDING

Stairs raising to first floor, loft hatch with a ladder into the boarded and insulated roof space and a UPVC double-glazed side window.

## BEDROOM ONE

15'3" x 11'1" (4.67m x 3.38m)

Two UPVC double glazed windows to front, central heating radiator and built-in cupboard.

## BEDROOM TWO

8'6" x 11'11" (2.61m x 3.64m)

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

## BATHROOM

7'8" x 8'11" (2.35m x 2.74m)

Fitted with four piece suite, consisting of corner bath, low level flush W.C, hand wash basin and corner shower cubicle with rain shower. Heated towel rail and UPVC double glazed window to rear.

## OUTSIDE

## FRONT

To the front of the property there is large driveway providing off-street parking for several cars which leads to the detached double garage with up and over doors. The front also has an established front garden full a variety of mature plants and shrubs and Halogen security light.

## BACK

With gated access to the rear, the majority of the garden is paved with a delightful decked area. Raised flower bed and vegetable box. There is also a side door which leads to the garage.

## GARAGE

Power, lighting and RCD board.







Tel: 0115 966 57 41



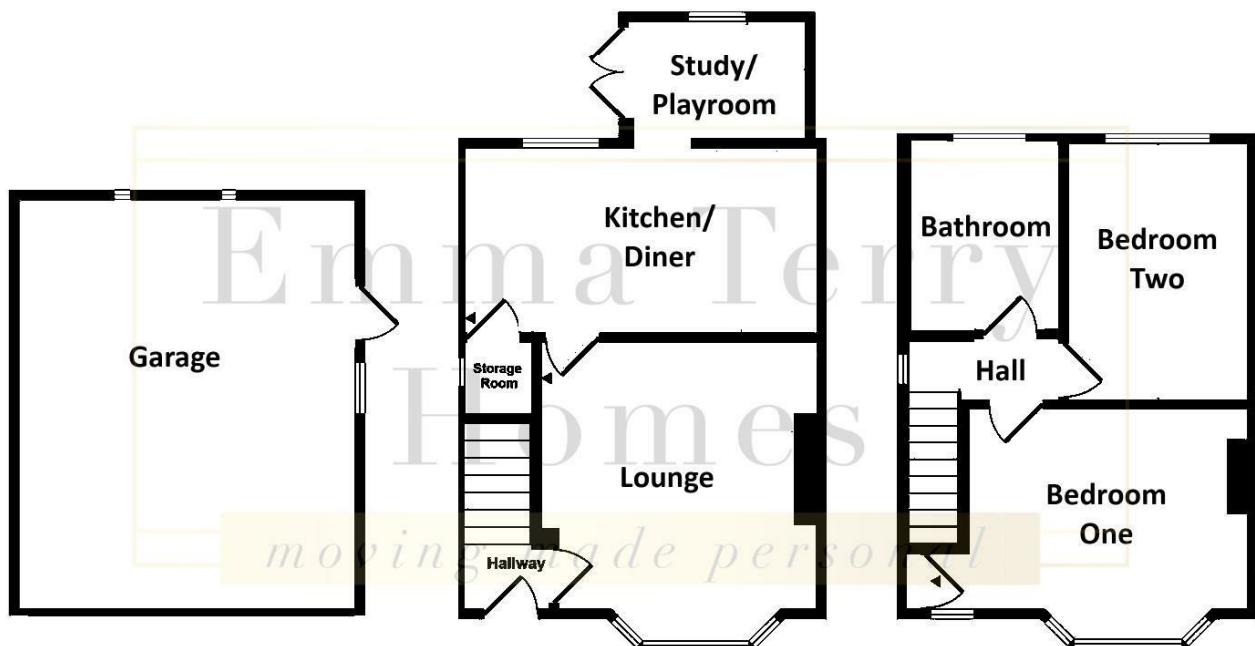
Road Map



Hybrid Map



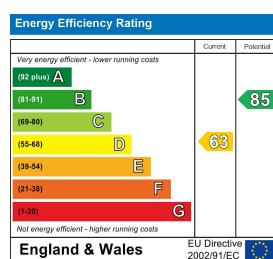
Terrain Map



## 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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