

Emma Terry Homes

moving made personal



44 Hartington Avenue

Carlton, Nottingham, NG4 3NR

Guide price £325,000 - £350,000



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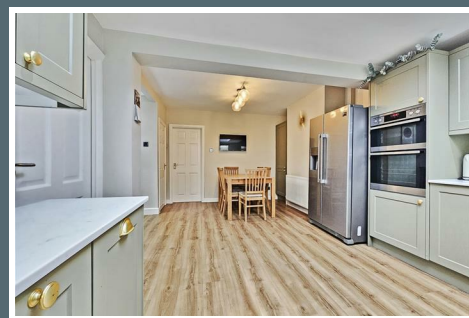
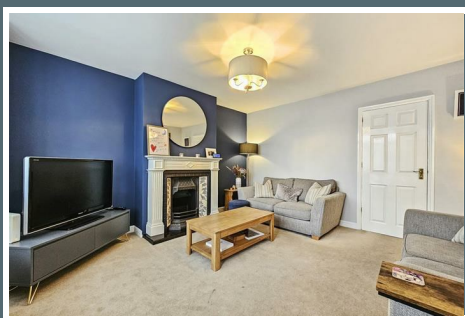
This beautifully extended four-bedroom semi-detached home on Hartington Avenue, offers generous and versatile family living across approximately 1,500 sq. ft. of thoughtfully designed accommodation. Situated in a highly sought-after residential area, the property perfectly blends modern design with comfortable everyday spaces.

The ground floor features a welcoming entrance hall leading to a spacious lounge with a large bay window, creating a bright and relaxing setting. To the rear, the impressive open-plan kitchen and dining area provide the true heart of the home; ideal for family life and entertaining. The extension offers additional living space including a conservatory with French doors opening out to the rear garden, while a convenient office space and ground floor WC complete the layout.

Across the first and second floors there are four well-proportioned bedrooms all with fitted storage maximising space, and a modern family bathroom finished to a high standard.

Outside, the property benefits from a driveway providing ample off-street parking, a garage and a private, enclosed southwest facing rear garden offering a lovely space for outdoor dining and relaxation.

Ideally situated close to excellent local schools, other amenities and transport links into Nottingham City Centre, this is a perfect home for growing families seeking style, space, and convenience.



ENTRANCE HALL

Entrance door to property, a central heating radiator, door through to living room and stairs to first floor.

LIVING ROOM

13'9" x 15'11" (4.20 x 4.87)

A central heating radiator, a feature fireplace, UPVC double glazed bay window to front and door through to dining room.

DINING ROOM

17'0" x 10'2" (5.20 x 3.11)

Walk-in pantry cupboard, a range of wall and base units, wine rack and cooler, two central heating radiators and a UPVC double glazed window to side.

KITCHEN

11'6" x 10'2" (3.52 x 3.11)

A range of wall and base unit, built-in double oven and gas hob with extractor fan, Belfast sink with mixer tap and worktop drainer, integrated dishwasher and washing machine, space for American style

fridge/freezer, Velux window, UPVC double glazed internal window through to conservatory and door through to home office.

HOME OFFICE

16'6" x 10'2" (5.03 x 3.11)

An electric panel heater, a UPVC double glazed window to side, a UPVC double glazed window to rear, doors through to WC and conservatory and access door to outside of property.

WC

Low level flush WC, wash hand basin with hot and cold tap and a UPVC double glazed obscure window to front.

CONSERVATORY

10'11" x 22'0" (3.34m x 6.71m)

Two electric panel heaters and UPVC double glazed French doors to rear.

LANDING

A UPVC double glazed obscure window to side, doors through to bedroom 1, 2, 3 and bathroom and stairs to second floor.

Tel: 0115 966 57 41

BEDROOM 1

10'4" x 15'10" (3.16 x 4.83)

A central heating radiator, fitted wardrobes and a UPVC double glazed bay window to front.

BEDROOM 2

10'4" x 9'8" (3.16 x 2.96)

A central heating radiator, fitted 1 door wardrobe and a UPVC double glazed window to rear.

BEDROOM 3

6'2" x 8'0" (1.89 x 2.46)

A central heating radiator, fitted wardrobe and a UPVC double glazed window to front.

BATHROOM

Enclosed toilet system WC, wash hand basin with mixer tap in vanity unit, bath with mixer tap and shower over, heated towel rail and UPVC double glazed obscure window to rear.

LANDING

A UPVC double glazed obscure window to side and door through to bedroom 4.

BEDROOM 4

15'7" x 17'7" (4.75 x 5.36)

Fitted wardrobes, various access points into eaves, an electric panel heater, Velux window and UPVC double glazed window to rear.

OUTSIDE

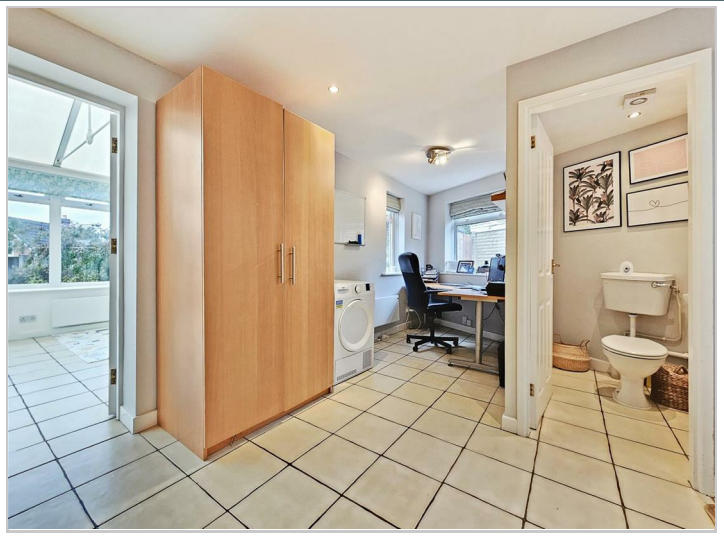
The property is approached via an initial shared driveway leading to a private gate enclosed driveway and a detached garage. The southwest facing rear garden is a well-maintained lawn area, paved patio areas, and a glass roofed Terrazza with remote controlled operated blinds at the top and side, integrated spotlights and wall mounted heaters providing a sheltered seating and entertaining space.

GARAGE

14'10" x 21'10" (4.53 x 6.66)

Detached garage with up and over door, side door for alternative access, power and lighting.





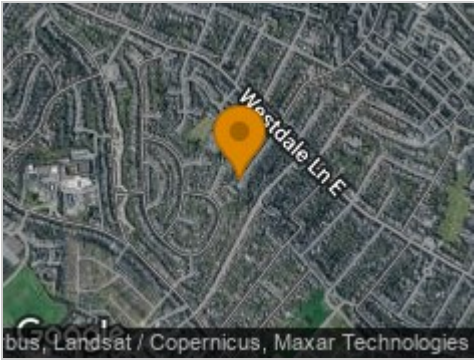




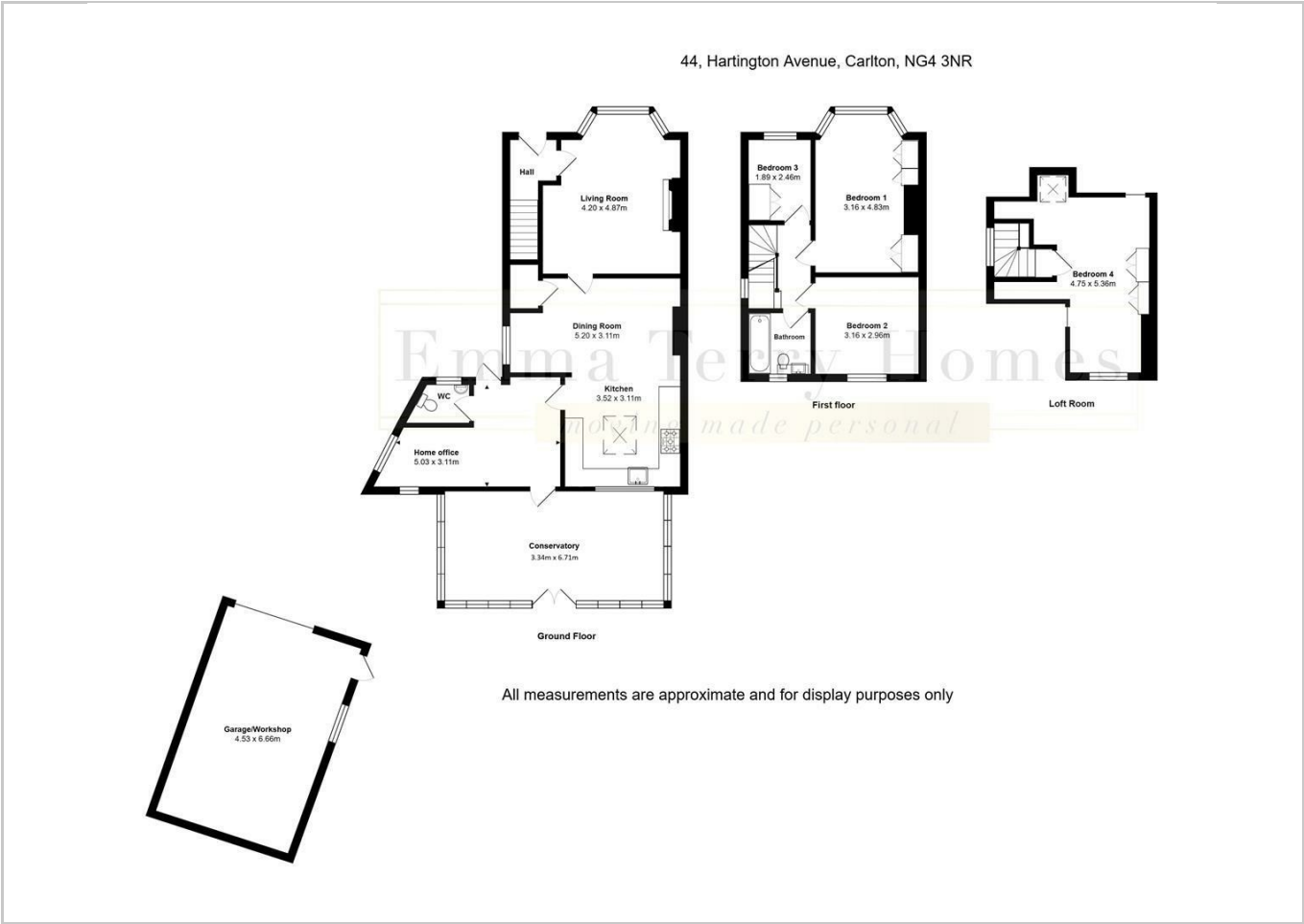
Road Map



Hybrid Map



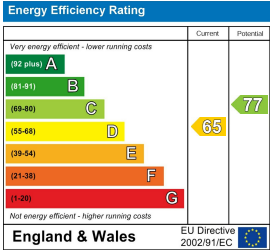
Terrain Map



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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