

# Emma Terry Homes

*moving made personal*



36a Southcliffe Road

Carlton, Nottingham, NG4 1EP

Offers over £200,000



# 36a Southcliffe Road, Carlton, Nottingham NG4 1EP

A beautifully presented 2-bedroom semi-detached home set on a generous plot, offering excellent outdoor space and versatile parking options.

This attractive property includes a single garage along with ample space for a motorhome, making it ideal for those seeking practicality without compromising on style.

Inside, the home features a modern open-plan kitchen, dining, and lounge area, creating a bright and sociable living space perfect for everyday living and entertaining. The kitchen is well-appointed, and the open layout provides seamless flow throughout the ground floor.

The low-maintenance rear garden is thoughtfully designed with artificial grass and complemented by a selection of mature plants and shrubs, offering a private and relaxing outdoor retreat with minimal upkeep required.

Upstairs, you'll find two spacious double bedrooms along with a contemporary shower room featuring a convenient walk-in shower.

This property combines modern comfort, generous outdoor space, and flexible parking—perfect for a range of buyers.

Disclaimer - Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by an associate of EmmaTerryHomes.



## ENTRANCE HALL

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

## LIVING ROOM

A fitted storage cupboard, gas fire and UPVC double glazed window to front.

## KITCHEN/DINER

A variety of wall and base units, sink with mixer tap and drainer, built-in electric oven, gas hob, washing machine, dishwasher, fridge/freezer, a central heating radiator, UPVC double glazed window to side, UPVC double glazed window to rear and door to rear garden.

## LANDING

UPVC double glazed window to side and doors through to Bedroom 1, 2 and bathroom.

## BEDROOM 1

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

## BEDROOM 2

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

## SHOWER ROOM

Enclosed toilet system, wash hand basin in vanity unit, walk-in shower enclosure, a heated towel rail and UPVC double glazed obscure window to rear.

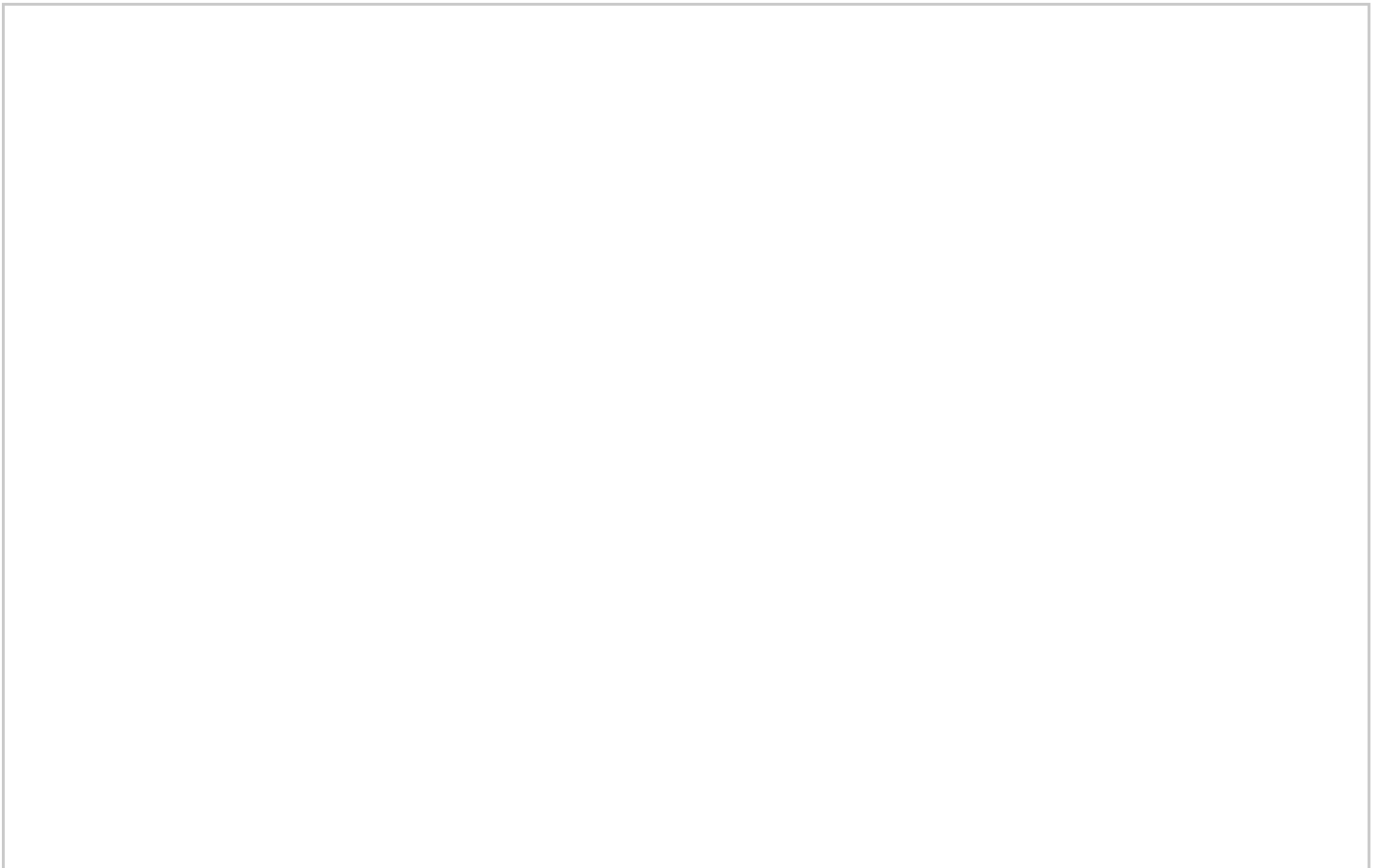
## OUTSIDE

The home sits on a generous plot with off-road parking, a single garage, and a low-maintenance rear garden with mature plants and shrubs, outside tap and outdoor socket to rear.





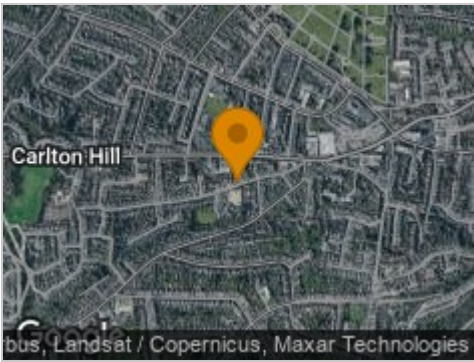




Road Map



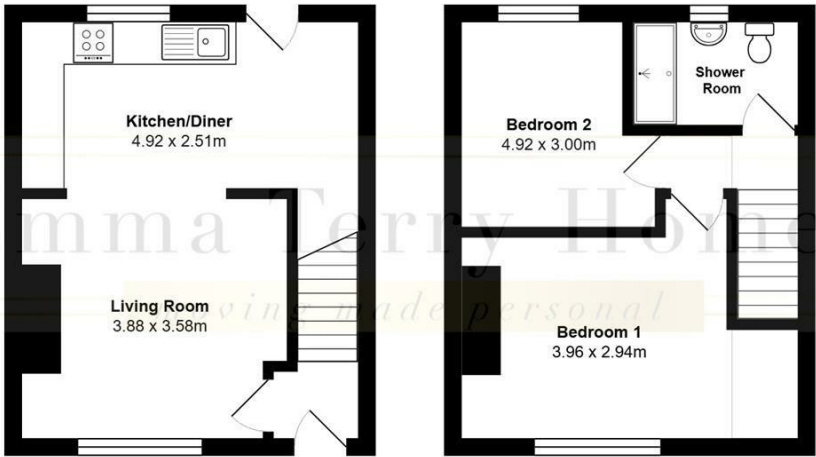
Hybrid Map



Terrain Map



36a, Southcliffe Road, Carlton, NG4 1EP



Ground Floor

First Floor

Total Area: 60.0 m<sup>2</sup>

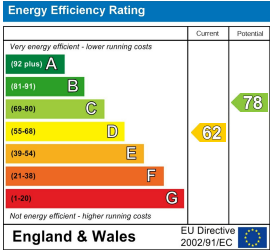
All measurements are approximate and for display purposes only



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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