Emma Terry Homes

*moving made personal*



# 34 Gardenia Grove

Nottingham, NG3 6HZ

Guide price £275,000 - £285,000

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# 34 Gardenia Grove, Nottingham NG3 6HZ

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This well-presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for a range of buyers. Conveniently situated in a popular location, the property is close to a variety of local amenities, well-regarded schools and excellent transport and commuting links.

The ground floor opens into a welcoming entrance hall, leading through to a comfortable reception room which provides a warm and inviting space for relaxing. The fitted kitchen/diner offers a practical and sociable area for everyday living and entertaining. Also on the ground floor is the third bedroom, providing excellent flexibility for guests, home working or additional living space, together with a stylish three-piece family bathroom.

To the first floor are two generously sized double bedrooms, both benefiting from a separate WC, providing added convenience.

Externally, the property continues to impress. To the front, a driveway provides off-road parking and access to the garage, alongside a well-maintained lawned garden with a variety of established plants and shrubs.

The fully enclosed tiered rear garden features a pebble patio area with steps leading up to a decking area, surrounded by a variety of established plants and shrubs. This versatile outdoor space provides an ideal setting for relaxing, entertaining and enjoying the warmer months.

A versatile and well-presented detached home with excellent accommodation and attractive outdoor space - early viewing is highly recommended to fully appreciate what this property has to offer.







## ENTRANCE HALL
Entrance door to property, a central heating radiator, doors through to Living Room, Kitchen/Diner, Bedroom 3 and Bathroom and stairs to first floor.

## LIVING ROOM
10'11" x 16'7" (3.34 x 5.06)
A central heating radiator, gas fire and UPVC double glazed window to front.

## KITCHEN/DINER
14'11" x 10'11" (4.55 x 3.35)
A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven and hob with extractor fan, space for washing machine and fridge/freezer, a cetral heating radiator and UPVC double glazed window to rear.

## BEDROOM 3
10'0" x 9'6" (3.06 x 2.92)
A central heating radiator and UPVC double glazed window to front.

## BATHROOM
Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, a central heating radiator and UPVC double glazed obscure window to rear.

## LANDING
Storage cupboards and doors through to Bedroom 1 and 2 and WC.

## BEDROOM 1
10'9" x 11'0" (3.30 x 3.36)
A central heating radiator and UPVC double glazed window to rear.

## BEDROOM 2
9'8" x 10'0" (2.95 x 3.07)
Built-in storage cupboards, a central heating radiator and UPVC double glazed window to front.

## WC
Low level flush WC and wash hand basin with mixer tap.

## OUTSIDE
To the front of the property is a driveway providing off-road parking for multiple vehicles, with access to the garage. Steps lead up to the property, with a lawned area and a variety of established plants and shrubs adding to the frontage. The front also benefits from an outside tap.
To the rear is a fully enclosed, tiered garden offering a good degree of privacy. The lower tier features a pebbled patio area with space for outdoor seating, with steps leading up to a raised decked area, creating an ideal space for relaxing and entertaining. The garden is complemented by a variety of established shrubs, bushes and trees, with fully enclosed boundaries.




COOKIES









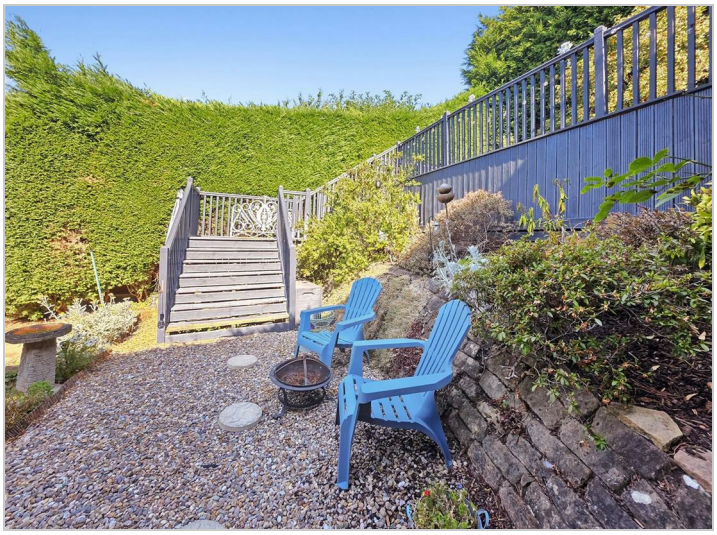

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TOKYO



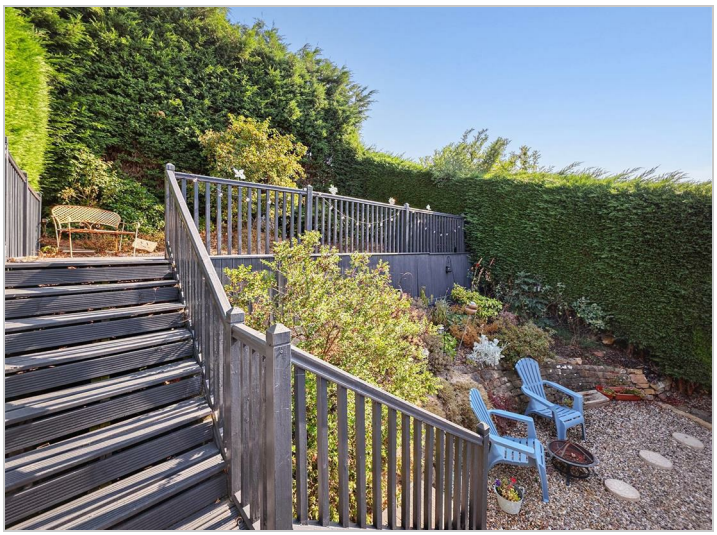
















## Road Map



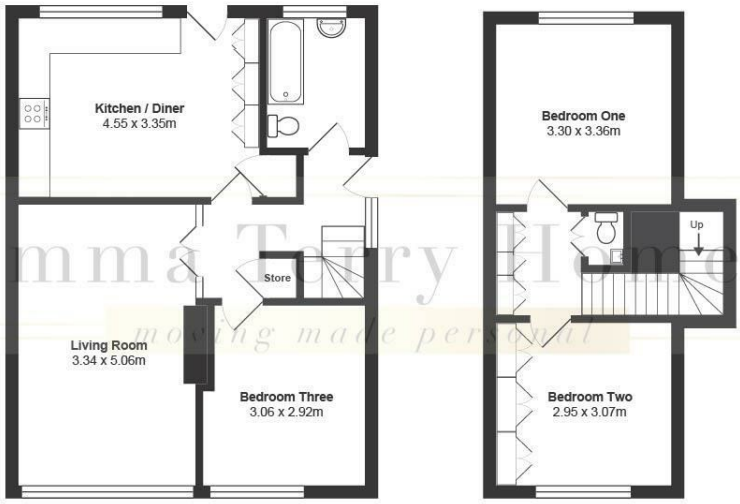

## Hybrid Map




## Terrain Map




**34, Gardenia Grove, Carlton, NG3 6HZ**




**Ground Floor**
Area: 57.6 m²
Heat-Loss Perimeter: 29.9m

**First Floor**
Area: 30.6 m²

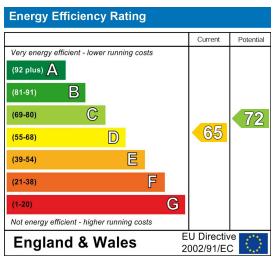



Total Area: 88.2 m²
All measurements are approximate and for display purposes only

## 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




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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