

# Emma Terry Homes

*moving made personal*



28 Norman Road

Nottingham, NG3 6LN

Asking price £350,000



# 28 Norman Road, Nottingham NG3 6LN

Asking price £350,000

A beautifully presented and well-maintained three double bedroom home offering spacious and versatile accommodation, perfectly blending original character with modern comforts.

The ground floor boasts two generous reception rooms, each featuring a log burner, providing a cosy and inviting atmosphere, alongside a modern kitchen/diner ideal for everyday family living and entertaining. There is also the added convenience of a downstairs W.C.

Upstairs, the property benefits from three well-proportioned double bedrooms, two of which feature attractive original fireplaces, maintaining the home's period charm, alongside a family bathroom. Modern sash windows have been installed throughout, carefully chosen to complement the original character while improving efficiency and comfort.

Externally, the property enjoys a larger-than-average rear garden with patio areas, pergola and useful outbuilding with power and lighting.

The property is conveniently located close to a range of local amenities, well-regarded schools and excellent transport links into Nottingham city centre, with nearby parks and green spaces also within easy reach.



## ENTRANCE HALL

Entrance door to property, a central heating radiator, UPVC double glazed window to rear, doors through to study and kitchen/diner and stairs to first floor.

## STUDY

10'5" x 14'4" (3.20 x 4.38)

Cast iron central heating radiator, Multi-fuel wood burning stove, two UPVC double glazed sash windows to side and UPVC double glazed sash window to front.

## KITCHEN/DINER

10'5" x 14'4" (3.20 x 4.38)

A variety of wall and base units, inset 1 1/2 bowl sink with mixer tap and drainer, integrated dishwasher and fridge, gas range cooker and extractor fan, space for washing machine, pantry cupboard with space for freezer, a central heating

radiator, UPVC double glazed sash window to side, UPVC double glazed window to side, UPVC double glazed window to rear and doors through to lounge and hall.

## HALL

Side entrance door to property and doors through to WC and store.

## WC

2-in-1 combined wash basin and WC, heated towel rail and UPVC double glazed obscure window to rear.

## STORE

## LOUNGE

Cast iron central heating radiator, Multi-fuel wood burning stove, built-in storage cupboard, two UPVC double glazed sash windows to side and UPVC double glazed sash window to rear.

## LANDING

A central heating radiator, UPVC double glazed window to rear and doors through to Bedroom 1, 2, 3 and bathroom.

## BEDROOM 1

10'5" x 11'11" (3.20 x 3.65)

A central heating radiator, built-in wardrobe, feature fireplace and UPVC double glazed sash window to front.

## BEDROOM 2

3.20 x 3.65

A central heating radiator, feature fireplace and UPVC double glazed sash windows to front.

## BEDROOM 3

10'5" x 7'4" (3.19 x 2.25)

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

## BATHROOM

Low level flush WC, sink in vanity unit with mixer tap,

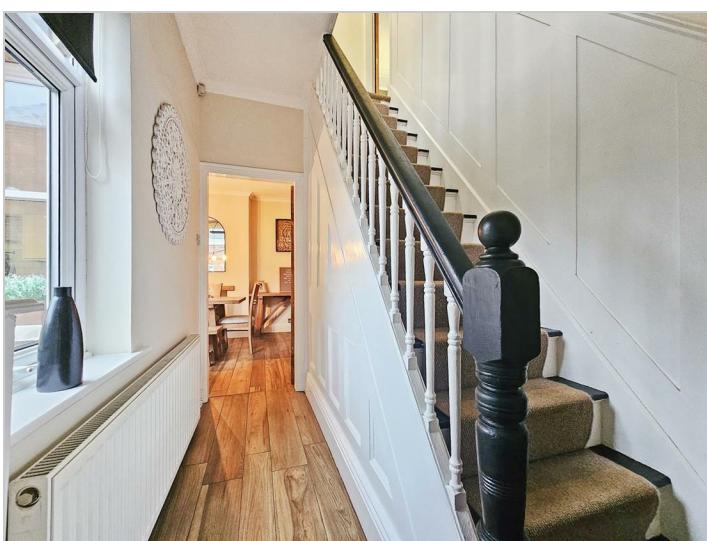
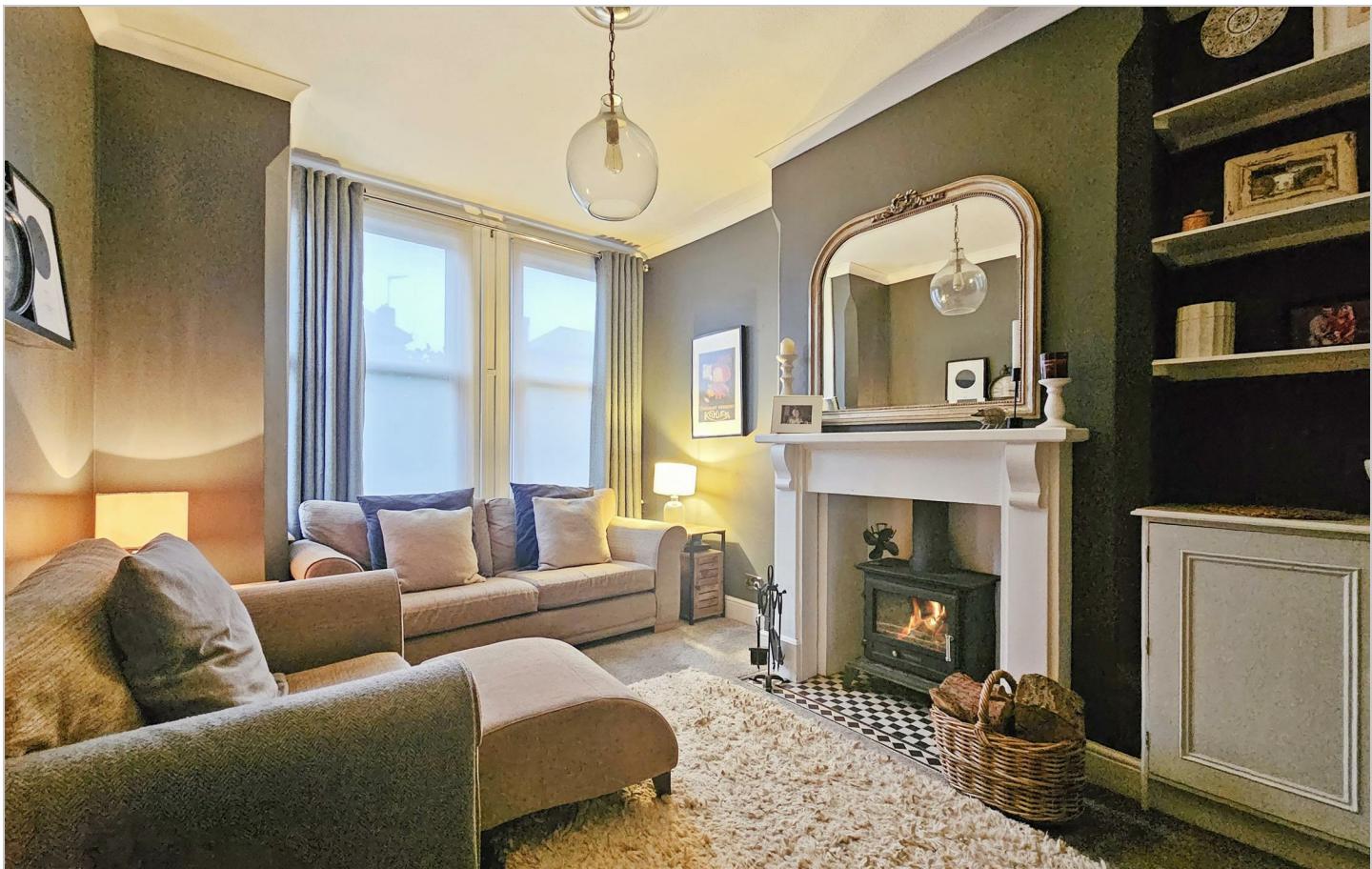
mains shower cubicle, roll top bath with mixer tap and shower-head, cast iron central heating radiator and UPVC double glazed obscure window to side.

## OUTSIDE

To the rear of the property there is a raised patio area leading down to a well-maintained lawn, with a further patio area beneath a pergola. The garden also benefits from securely fenced boundaries, security lighting to the front, side and rear, outdoor plug sockets, an outdoor tap and gated access to the front of the property.

There is an outbuilding with power and lighting and a wood store.









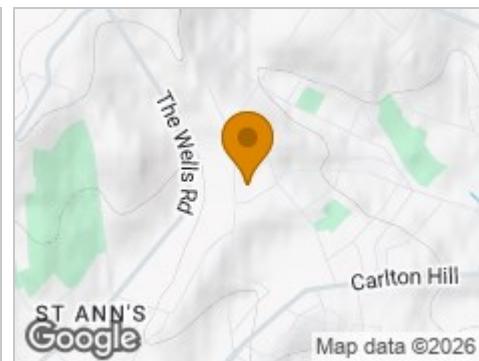
Road Map



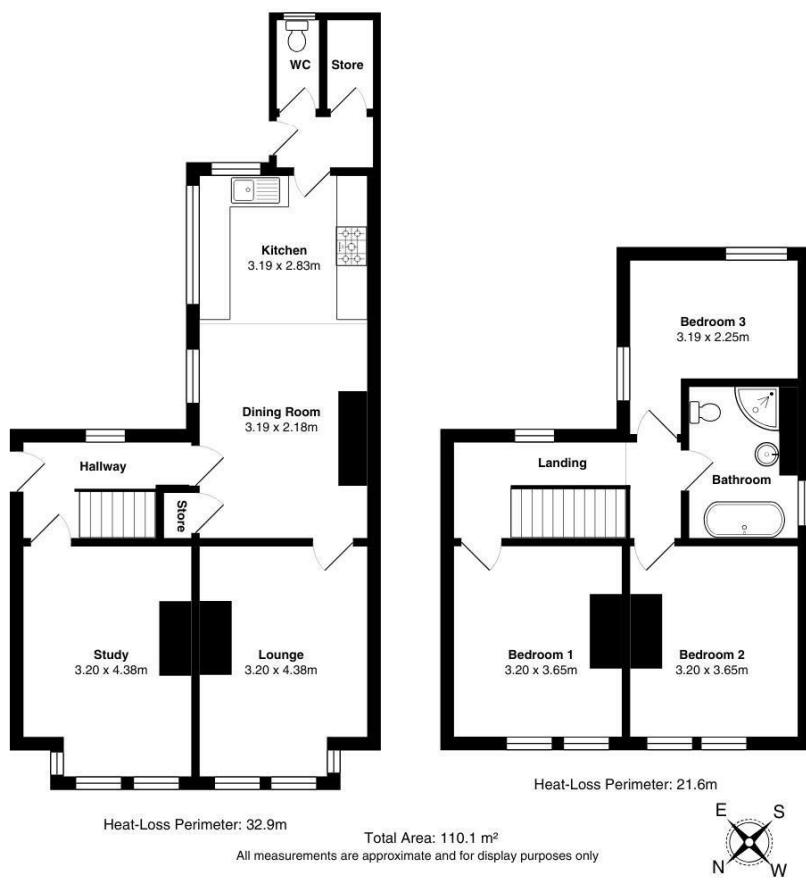
Hybrid Map



Terrain Map



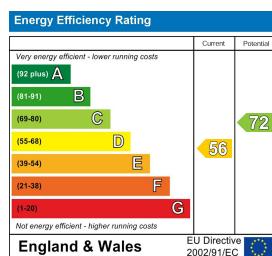
28, Norman Road, Nottingham, NG3 6LN



## 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.