Emma Terry Homes

moving made personal



11 Russet Avenue

Carlton, Nottingham, NG4 3BT

Asking price £230,000

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Emma Terry Homes is delighted to present this well-presented, recently renovated property offering comfortable and stylish living throughout.

The home comprises two bedrooms, both enjoying pleasant garden views, alongside a spacious lounge with ample room for a dining area — perfect for everyday living and entertaining. The modern shower room features a sleek walk-in shower, while a bright conservatory adds extra versatile space to enjoy year-round.

Outside, the property truly shines. The hard-landscaped front garden creates an attractive first impression, complemented by a driveway providing convenient off-street parking. To the rear, a charming country-style garden boasts a multi-coloured raised patio area and an excellent degree of privacy — ideal for relaxing or entertaining.

Further benefitting from a new kitchen and being offered with no onward chain, this property is ready to move straight into.

Early viewing is highly recommended to avoid disappointment.

ENTRANCE HALL
Entrance door to property, built-in storage cupboards, access through to Kitchen and door through to Lounge/Dining Room.

KITCHEN
10'0" x 7'10" (3.05m x 2.39m)
A variety of wall and base units, sink with mixer tap and drainer, built-in oven, gas hob and extractor, space for washing machine, a central heating radiator and dual aspect to front and side.

LOUNGE/DINING ROOM
16'11" x 10'5" (max) (5.18m x 3.20m (max))
Two central heating radiators, UPVC double glazed window to side and doors through to Bedrooms 1 and 2 and Shower room.

BEDROOM 1
14'0" x 9'8" (4.27m x 2.97m)
A central heating radiator and sliding door to conservatory.

CONSERVATORY
8'3" x 8'0" (2.54m x 2.44m)
Door to rear garden.

BEDROOM 2
8'7" x 8'0" (2.62m x 2.44m)
A central heating radiator and UPVC double glazed window to side.

SHOWER ROOM
6'0" x 5'2" (1.83m x 1.60m)
Obscure toilet system WC, wash hand basin with mixer tap, shower cubicle, heated towel rail and UPVC double glazed obscure window to side.

GARDEN
A colourful raised patio provides the perfect spot for outdoor seating and entertaining, with steps leading up to the conservatory. Beyond this, a lawned garden is framed by mature trees and established planting, offering a wonderful sense of privacy and a peaceful setting to enjoy throughout the seasons.



































Road Map

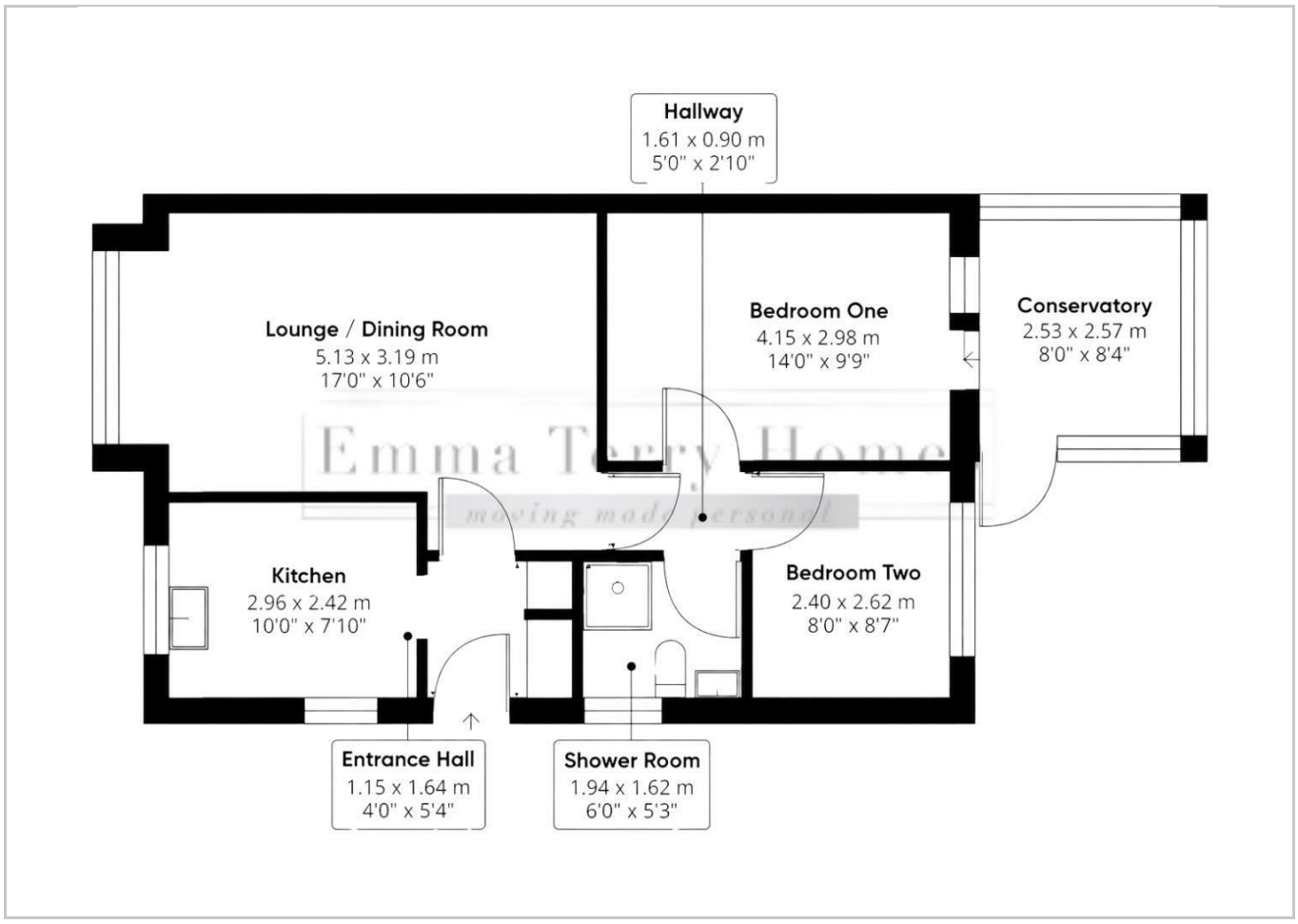


Hybrid Map



Terrain Map

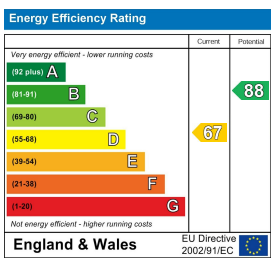




Viewing

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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Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk