Emma Terry Homes

moving made personal



2 Old Forge Close

Thurgarton, Nottingham, NG14 7LJ

Asking price £450,000

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A beautifully presented cottage-style home, forming part of an exclusive development of just five properties. Stylishly appointed throughout, the property offers well-planned accommodation over two floors, together with a double barn-style carport and landscaped south-facing rear garden.

The ground floor comprises a welcoming well-proportioned lounge, useful WC and impressive open-plan living kitchen, fitted with a range of units and integrated appliances. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

To the first floor are three generous double bedrooms, with the main bedroom benefiting from an en-suite shower room and the remaining bedrooms served by a modern three-piece family bathroom.

Outside, the landscaped south-facing rear garden provides an excellent space for relaxing and entertaining, with the added benefit of a versatile garden room, ideal for use as a home office, hobby room or gym. A double barn-style carport provides covered parking for two vehicles.

An attractive and stylish home offering modern living, three double bedrooms, open-plan living, excellent parking, a garden room and a lovely south-facing garden within this exclusive development.







ENTRANCE HALL
Entrance door to property, a central heating radiator, double glazed window to front, doors through to Lounge, Kitchen/Diner and WC and stairs to first floor.

LOUNGE
15'5" x 11'10" (4.72 x 3.63)
A central heating radiator, fitted storage unit, double glazed window to front and French doors to rear.

KITCHEN/DINER
23'1" x 14'6" (7.06 x 4.42)
A variety of wall and base units, ceramic sink with mixer tap and worktop drainer, built-in oven, gas hob and extractor fan, integrated dishwasher and washing machine, fridge/freezer, two central heating radiators, double glazed window to side and French doors to rear.

WC
Low level flush WC, wash hand basin with mixer tap, a central heating radiator and double glazed obscure window to front.

LANDING
Doors through to Bedroom 1, 2 and 3 and Bathroom.

BEDROOM 1
12'2" x 12'0" (3.71 x 3.68)
A central heating radiator, double glazed window to rear and door through to en-suite.

ENSUITE
Low level flush WC, wash hand basin in vanity unit with mixer tap, separate shower cubicle, heated towel rail and double glazed obscure window to front.

BEDROOM 2
14'6" x 10'9" (4.42 x 3.28)
A central heating radiator and double glazed window to rear.

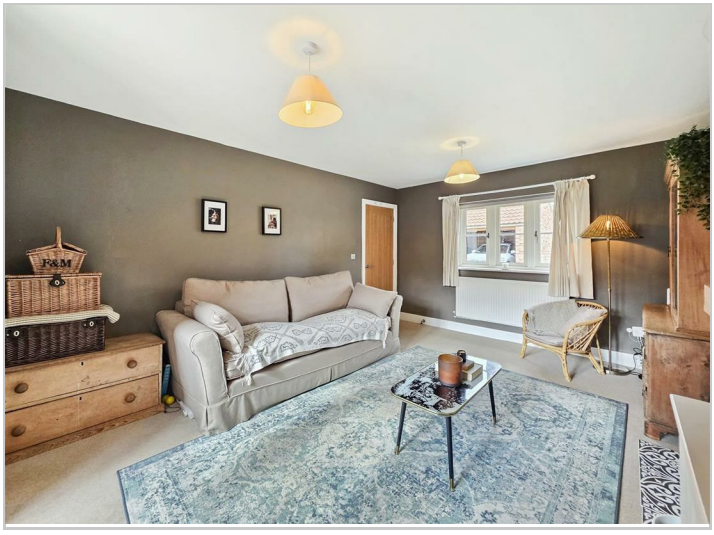
BEDROOM 3
12'0" x 7'8" (3.66 x 2.36)
A central heating radiator and double glazed window to front.

BATHROOM
Low level flush WC, wash hand basin in vanity unit with mixer tap, p shaped bath with central mixer tap and shower over.

OUTSIDE
The property occupies an attractive plot with a fully enclosed south-facing rear garden, featuring a sizeable paved patio area, level lawn. A timber gate provides access to the side of the property, while a useful outbuilding offers additional storage or versatile outdoor space.
To the front, there is a double barn-style carport providing covered parking for two cars

GARDEN ROOM
Power and lighting.













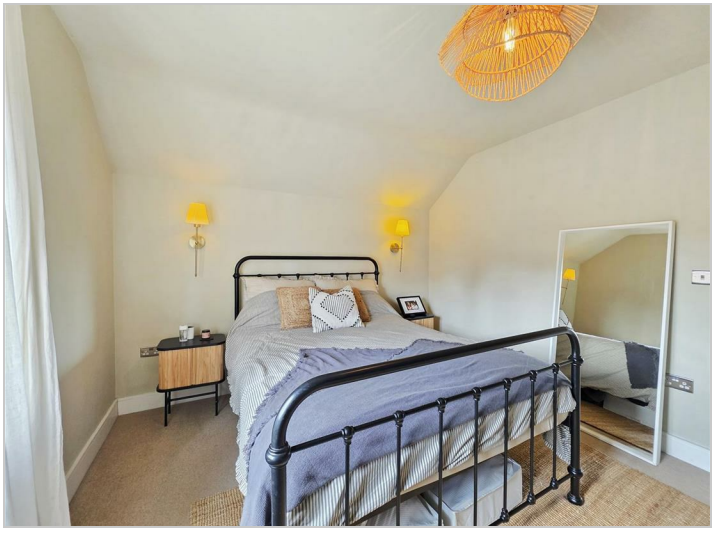
































Road Map

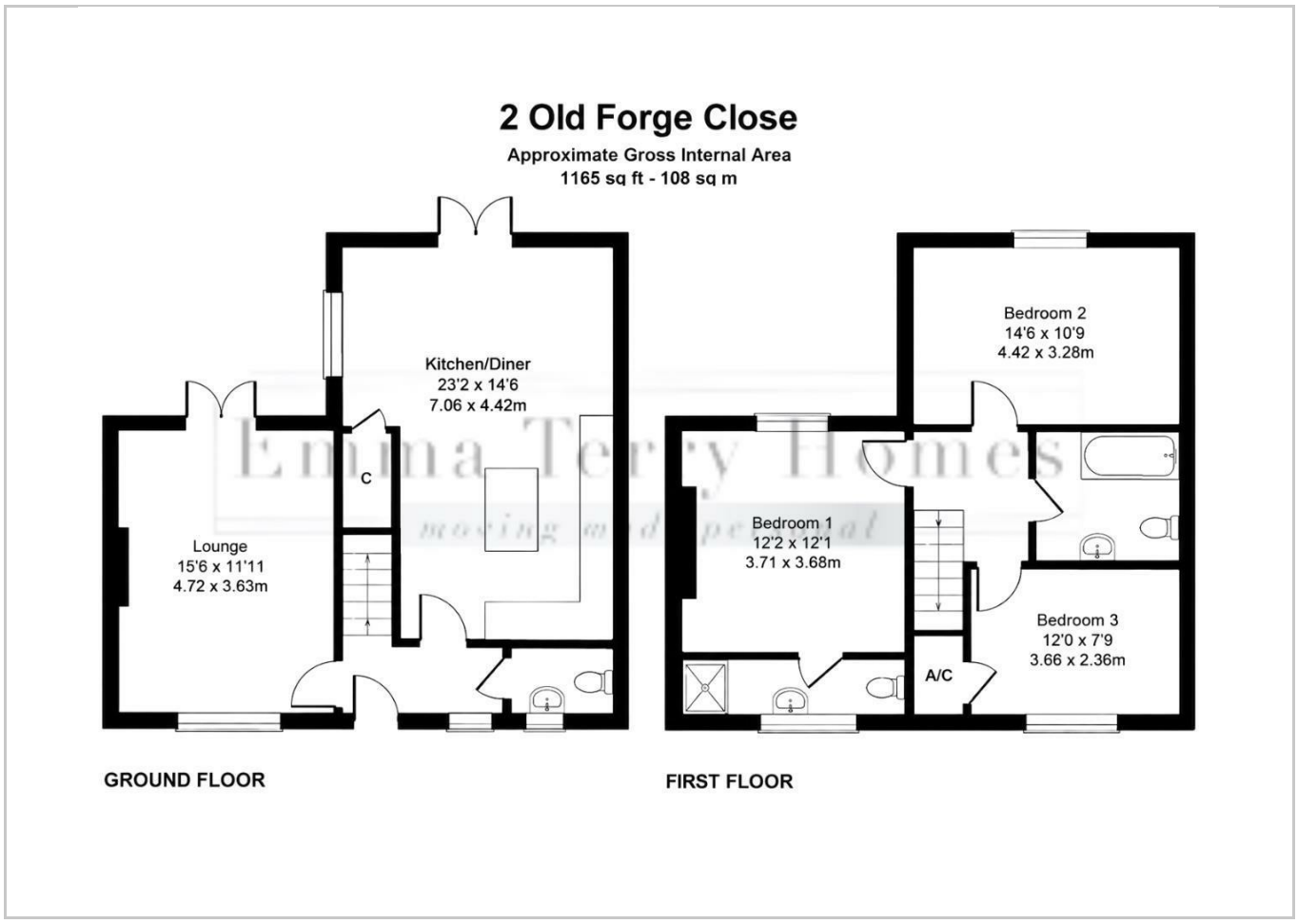


Hybrid Map



Terrain Map

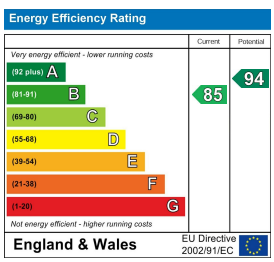




Viewing

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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