

# Emma Terry Homes

*moving made personal*



## 10 Hobsons Acre

Gunthorpe, Nottingham, NG14 7FF

Asking price £385,000



# 10 Hobsons Acre, Gunthorpe, Nottingham NG14 7FF

Located in the sought-after village of Gunthorpe sitting on a 1/3 of an acre approx, this deceptive four-bedroom detached home offers stylish living space throughout and is perfect for modern family life.

The ground floor features a beautiful open-plan living and dining area with a log burner, creating a warm and inviting focal point. The kitchen, office, and convenient downstairs WC complete the ground floor.

Upstairs, the property offers four well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard.

Outside, the substantial rear garden includes a decked seating area, lawn, and gated access to the front. The garden cabin, complete with light, power, and its own log burner, provides the perfect space for a home office, gym, or studio. To the front, there is a driveway providing off-street parking and access to the garage.

Situated in a peaceful residential area, this property on Hobsons Acre offers the ideal balance of comfort, practicality, and modern charm - a wonderful home ready to move straight into.

Gunthorpe is an established Trent-side village. Amenities include a primary school, restaurants and public houses and further facilities can be found in the adjacent village of Lowdham including local shops, a railway station and doctors' surgery. Gunthorpe is also within the catchment area for Toot Hill Secondary School in the nearby market town of Bingham. The village is ideally placed for commuting to the cities of Nottingham and Leicester via the A52 an A46, and other major cities by train from the next village.



## ENTRANCE HALL

Entrance door to property with obscure sidelights, doors through to kitchen, WC and dining lounge and stairs to first floor.

## KITCHEN

7'8" x 14'9" (2.34 x 4.50)

A variety of base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven and induction hob with extractor fan, space for American style fridge/freezer and washing machine, pantry cupboard, UPVC double glazed window to front and side access door.

## WC

Low level flush WC, wash hand basin with hot and cold tap and UPVC double glazed obscure window to front.

## LIVING AREA

19'8" x 20'5" (6.00 x 6.23)

Two central heating radiators, log burner and door through to study/gym.

## DINING AREA

17'8" x 6'10" (5.39 x 2.10)

A central heating radiator, two Velux windows, UPVC double glazed windows to side and rear and sliding patio doors to rear.

## STUDY/GYM

7'6" x 20'4" (2.30 x 6.20)

A central heating radiator, French doors to rear and wardrobe.

## LANDING

Doors through to bedroom 1, 2, 3, 4 and bathroom.

### BEDROOM 1

7'8" x 15'10" (2.34 x 4.84)

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

### BEDROOM 2

10'7" x 10'3" (3.23 x 3.13)

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

### BEDROOM 3

8'6" x 10'3" (2.61 x 3.13)

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

### BEDROOM 4

11'6" x 7'1" (3.51 x 2.18)

A central heating radiator, built-in storage cupboard and UPVC double glazed window to front.

### BATHROOM

Enclosed toilet system WC, wall hung wash hand basin in vanity unit, free-standing bath with free-standing mixer tap and showerhead, a central heating

radiator and two UPVC double glazed obscure windows to side.

### GARAGE

7'6" x 8'11" (2.30 x 2.72)

Power and lighting.

### CABIN

15'8" x 15'8" (4.80 x 4.80)

Power, lighting and log burner.

### OUTSIDE

To the front, there is a driveway providing off-street parking, gated access to the rear, and access to the garage.

The rear garden is a real highlight, featuring a substantial lawn and a decked area with a sunken seating space. There is useful storage beneath the decking, a garden cabin providing additional versatility, and gated access to the front of the property.









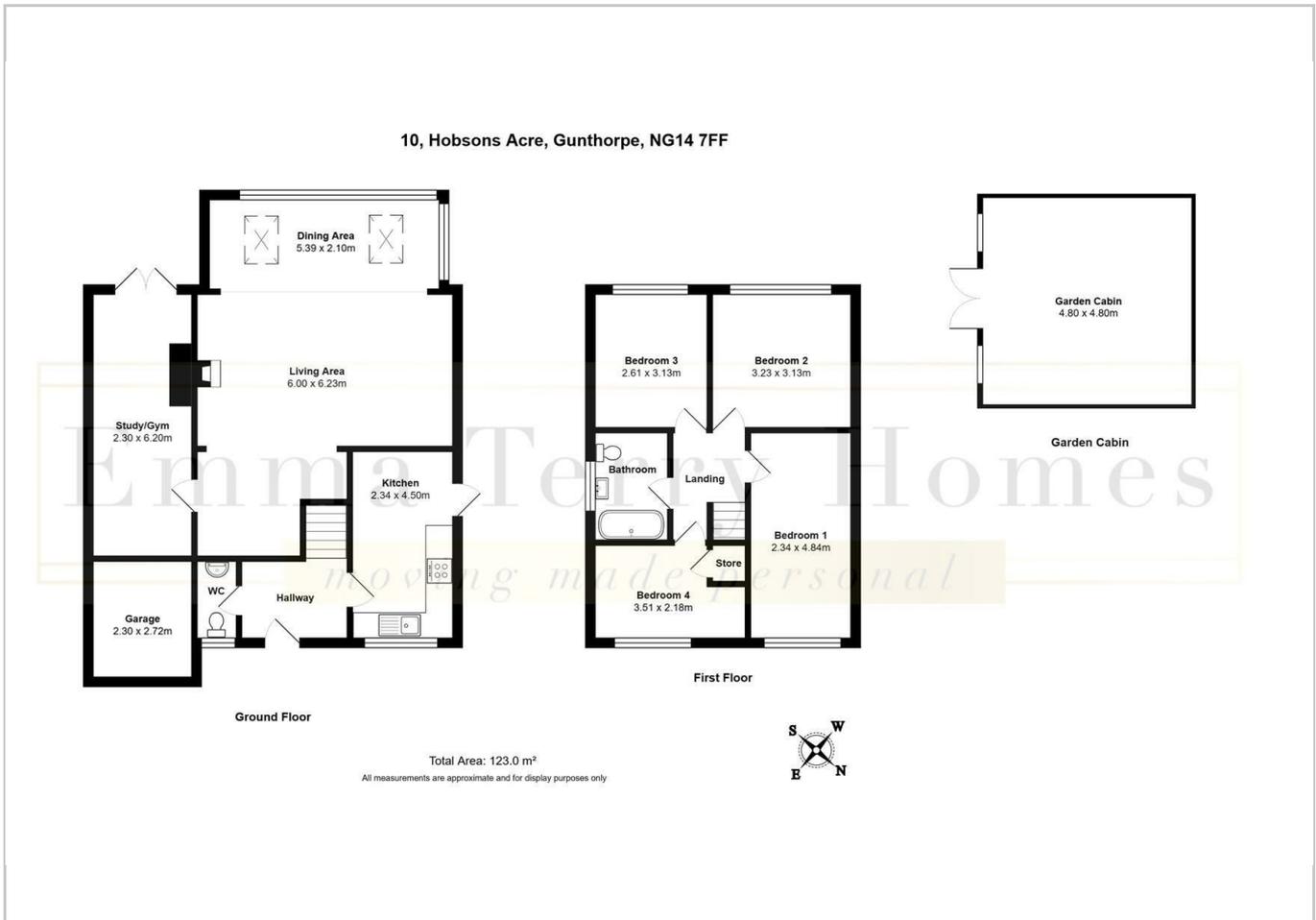
## Road Map



## Hybrid Map



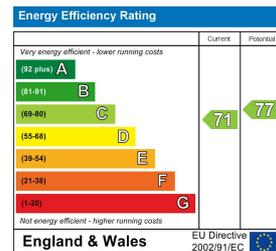
## Terrain Map



## 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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