

# Emma Terry Homes

*moving made personal*



## 71 Heatherley Drive

Nottingham, NG6 0FP

Offers over £240,000



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This three bedroom semi-detached house is ideal for those wanting to experience open plan living, combined with a sociable south facing outdoor space. Located close to the City Hospital, with access to bus routes offering convenience and accessibility.

Enter into a bright hallway with a window to the side and laid with wood effect laminate flooring that flows into the open plan living, dining and kitchen area with breakfast bar. This area provides space for relaxation as well as dining. The first floor provides three bedrooms and tiled floor bathroom with three piece suite and over shower.

Socialising and relaxing outside is easy to achieve with a raised decked area, power point, separate hot and cold taps, lighting, leading towards a patio area and onto a large grassed garden with a range of shrubs around the edge complete with shed for storage.



### ENTRANCE HALL

Decorative composite door leading to a hallway with integrated door mat, wood laminate flooring, central heating radiator, an obscured UPVC double glazed window towards the side of the property. Storage under the stairs with obscured window and shelving, secondary storage under the stairs. Stairs leading to the first floor and door leading to the open plan living area.

### LIVING AREA

Open plan living area with UPVC double glazed window to the front elevation of the property, with corner view, central heating radiator, built in cupboards either side of the chimney breast, with wall lighting.

### DINING AREA

With central heating radiator, wood laminate flooring, patio doors leading to outside decking area, breakfast bar linking the kitchen, dimmer switches for the lighting.

### KITCHEN

With breakfast bar joining the dining area, housing wine rack and base storage, base units with single sink, flexi tap and drainer, integrated electric hob and Hotpoint extractor fan, integrated washing machine, integrated fridge/freezer, microwave and oven, integrated dishwasher, UPVC double glazed window towards the rear and side elevation of the property, spotlights.

### STAIRS AND LANDING

Stairs with UPVC double glazed window to side elevation, leading to the landing with access to bedroom 1, 2, 3, bathroom, loft.

### LOFT

Boarded, with light and ladder.

### BEDROOM 1

UPVC double glazed window to the front elevation of the property, central heating radiator.

### BEDROOM 2

UPVC double glazed window to the rear of the property, central heating radiator.

### BEDROOM 3

UPVC double glazed window to the front elevation, central heating radiator.

### BATHROOM

With two windows, one obscured UPVC double window towards the rear garden, one obscured UPVC window towards the side elevation, towel central heating radiator, bath with mixer taps, overhead shower with hand-held shower, hand wash basin set in a vanity unit, tiled splashbacks, low level flush w/c, wall mounted mirrored vanity unit, tiled flooring, spotlights.

**OUTSIDE**

Large rear garden accessed externally via separate gate and via patio doors from the kitchen/diner, leading to a decked area, with electric power points, separate hot and cold water taps, external lighting, leading on towards a patio and large enclosed grassed area with storage shed.

Enclosed grassed front garden with a range of shrubs and access to the front door.









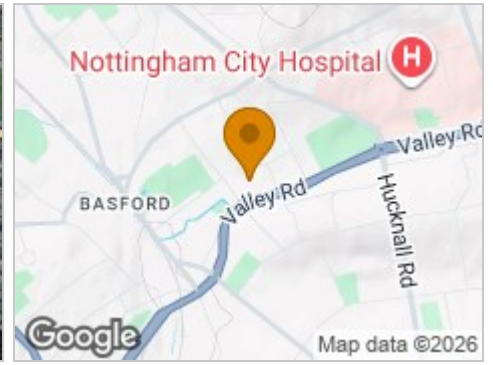
### Road Map



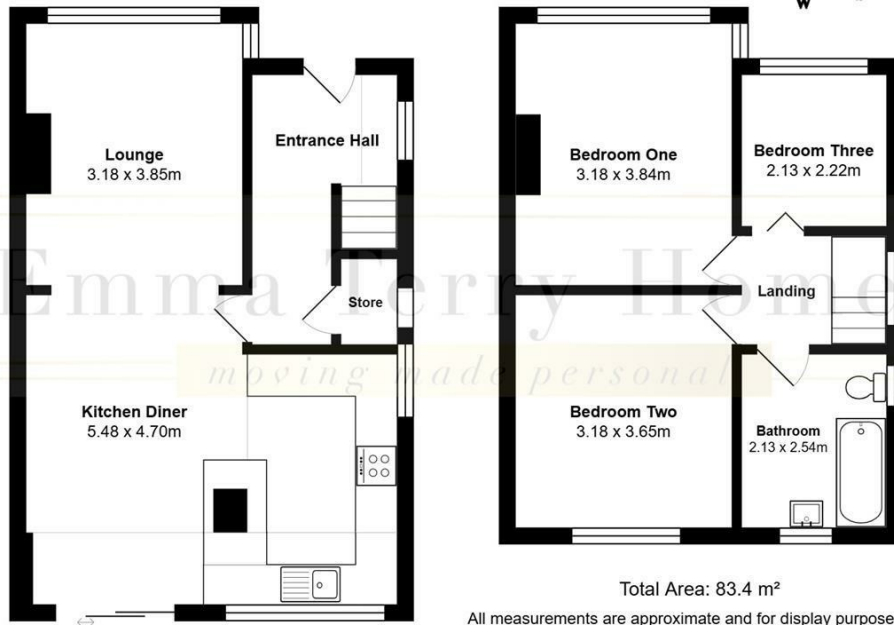
### Hybrid Map



### Terrain Map



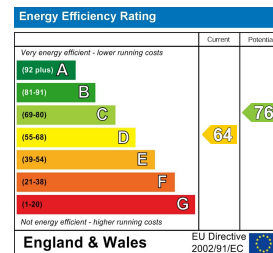
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### Viewing

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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