

# Emma Terry Homes

*moving made personal*



## 10 Hawthorn Close

Bleasby, Nottingham, NG14 7HW

Asking price £469,950



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This three-bedroom semi-detached home in Bleasby enjoys delightful countryside views and offers spacious, practical accommodation ideally suited to those looking to embrace village life.

The property benefits from a welcoming entrance hall, a bright and comfortable lounge, and a superb open-plan kitchen dining room which forms the heart of the home, providing the perfect space for both everyday family living and entertaining. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom.

Outside, the property enjoys a driveway providing off-street parking and access to the garage. The enclosed rear garden has been beautifully maintained and features a wrap-around patio ideal for outdoor dining and entertaining, alongside a lawned area bordered by mature hedging.

Combining village charm, countryside views and modern family living, this fantastic home is located within easy reach of local amenities, transport links and scenic countryside walks. Early viewing is highly recommended to fully appreciate all that is on offer.



### ENTRANCE HALL

Entrance door to property, a central heating radiator, doors through to WC, Lounge and kitchen and stairs to first floor.

### WC

A low level flush WC, wash hand basin with hot and cold tap and a central heating radiator.

### LOUNGE

12'8" x 20'11" (3.87 x 6.40)

Two central heating radiators, an electric fire, UPVC double glazed window to front and UPVC double glazed French doors with sidelights to rear.

### DINING ROOM

10'2" x 11'8" (3.10 x 3.57)

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

### KITCHEN

9'2" x 14'9" (2.80 x 4.51)

A variety of wall and base units, range cooker and extractor fan, double ceramic sink with mixer tap and work top drainer, integrated fridge/freezer, washing machine and dishwasher, heated towel rail, internal door to garage, two Velux windows and UPVC double glazed window to rear.

### LANDING

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

### BEDROOM 1

13'1" x 10'0" (4.01 x 3.06)

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

### ENSUITE

Low level flush WC, wash hand basin with hot and cold tap, shower cubicle and a central heating radiator.

### BEDROOM 2

11'11" x 7'1" (3.65 x 2.16)

A central heating radiator, built-in wardrobe and UPVC double glazed window to rear.

### BEDROOM 3

9'0" x 9'10" (2.76 x 3.02)

A central heating radiator, built-in wardrobe and UPVC double glazed window to rear.

### BATHROOM

7'10" x 5'8" (2.41 x 1.75)

Low level flush WC, wash hand basin with hot and cold tap, bath with traditional bath shower mixer, a central heating radiator and UPVC double glazed obscure window to front.

### OUTSIDE

To the front of the property, a driveway provides off-street parking and leads to the garage. The rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring a wrap-around patio ideal for outdoor dining and entertaining, alongside a well-maintained lawn. Enclosed by a combination of fencing and mature hedging, the garden offers a good degree of privacy and also benefits from an outside tap.

### GARAGE

9'10" x 18'3" (3.00 x 5.57)

Power and lighting.









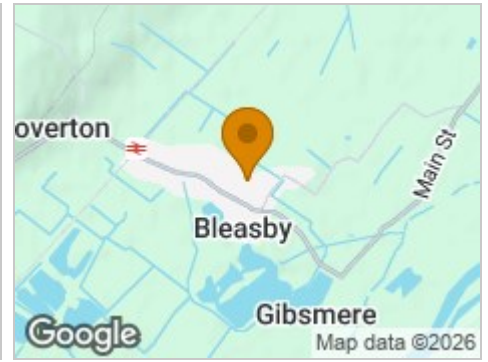
## Road Map



## Hybrid Map



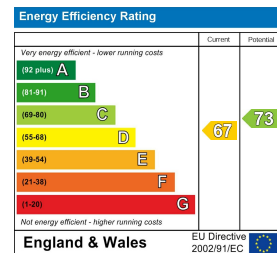
## Terrain Map



## 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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