

Emma Terry Homes

moving made personal



2 Old Forge Close

Thurgarton, Nottingham, NG14 7UJ

Asking price £465,000



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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.

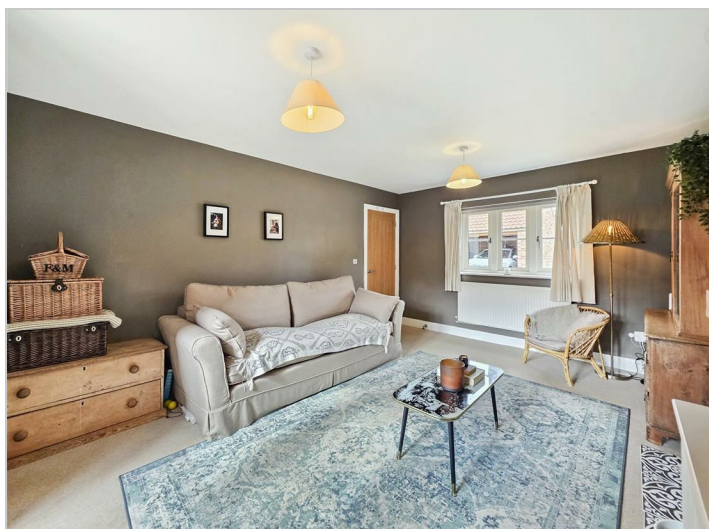
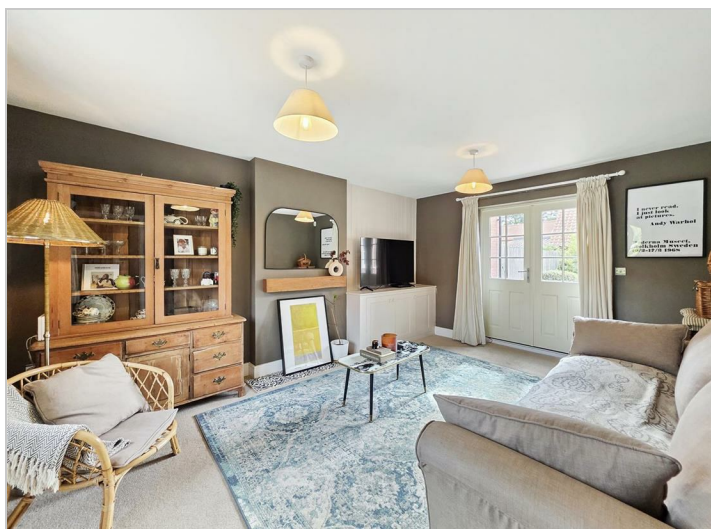
OUTSIDE

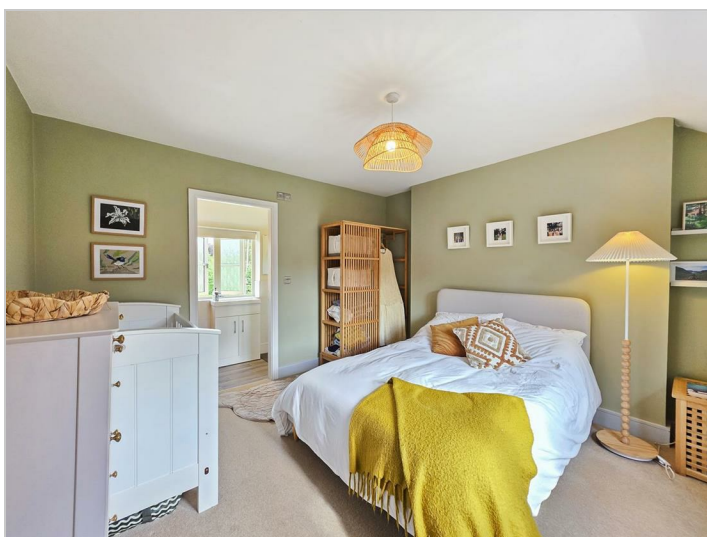
The property occupies an attractive plot with a fully enclosed south-facing rear garden, featuring a sizeable paved patio area, level lawn. A timber gate provides access to the side of the property, while a useful outbuilding offers additional storage or versatile outdoor space.

To the front, there is a double barn-style carport providing covered parking for two cars

GARDEN ROOM

Power and lighting.

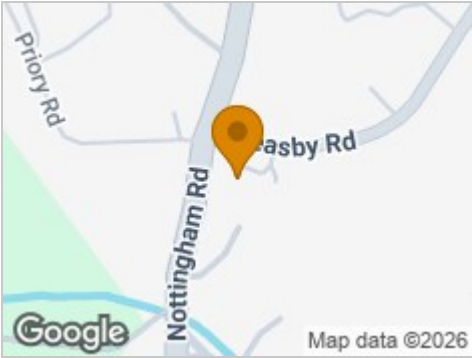








Road Map



Hybrid Map

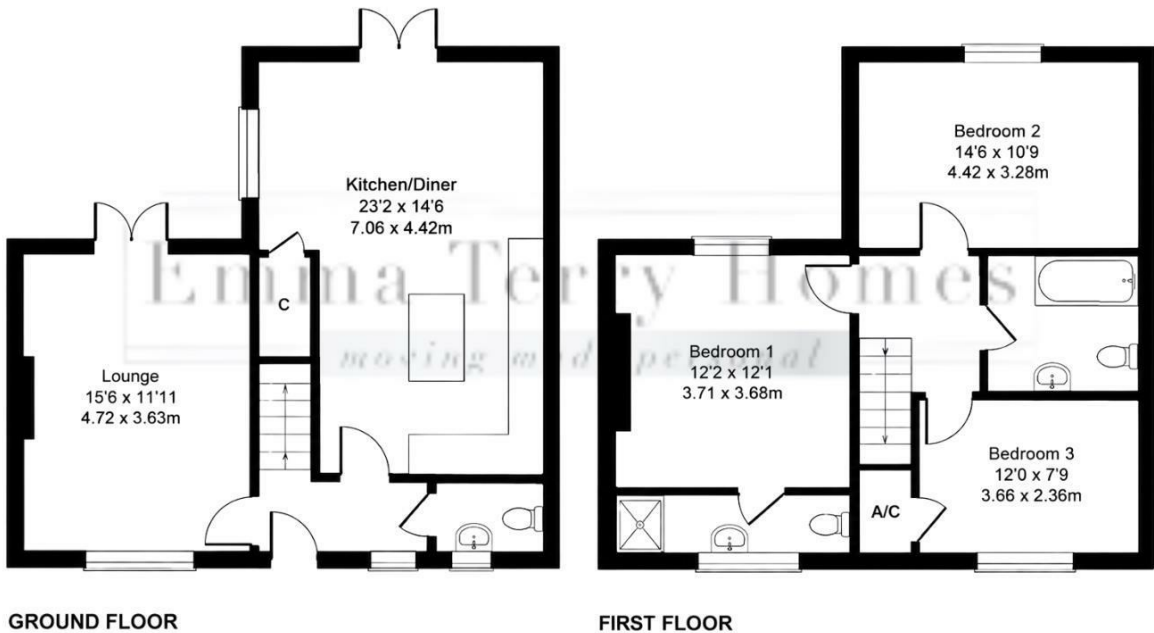


Terrain Map



2 Old Forge Close

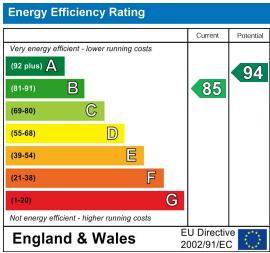
Approximate Gross Internal Area
1165 sq ft - 108 sq m



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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