Emma Terry Homes

*moving made personal*




# 351 Foxhill Road

Carlton, Nottingham, NG4 1PZ

Asking price £325,000

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# 351 Foxhill Road, Carlton, Nottingham NG4 1PZ

A delightful 3 bedroom, detached house, with open plan living at its best, providing space to relax and socialise with family and friends.

The well proportioned living room with characterful bay window opens up into the dining area, complimented with a breakfast bar, views towards the garden. There is a door allowing access to the garden providing an invaluable socialising space. The kitchen with integrated appliances flows from the dining area with a range of shaker style units and decorated vinyl flooring, where function meets style.

Upstairs provides bedroom one with a bay window, a further two well proportioned bedrooms. The bathroom boast a separate shower with a stylish, practical hand held shower on a free standing tap next to the bath.

The garage provides flexibility for a workshop, storage or develop into an extra room. The driveway provides space for parking.

The outside space mirrors the same standard as inside with decorative flooring, pergola, patio for entertaining and relaxing with further lawn and raised beds for planting.







## Entrance Hall
Enter via a single door with obscure panelled glazing surround into a tiled floor hallway, decorative vinyl flooring, a gas central heating radiator, understairs storage, stairs leading to the first floor.

## Living Room
Parquet style flooring, UPVC double glazed bay window to the front elevation, a gas central heating radiator, open plan into the dining room.

## Dining Room
Parquet style flooring, two gas central heating radiators, UPVC double glazed window to the rear elevation with door providing access to the garden, open plan into the Kitchen.

## Kitchen
A variety of shaker style base and wall units, under cupboard lighting, breakfast bar, one and a half ceramic sink, drainer, up and over mixer tap, integrated hob with splashback, double-oven and wine fridge, space for a washing machine and dishwasher, spotlights, UPVC double glazed window to the rear elevation, UPVC side door providing side access, decorative vinyl flooring.

## Downstairs w/c
Low level w/c, wash basin set in a vanity unit, a gas central heating radiator, spotlights, UPVC double glazed window to the side elevation, vinyl flooring, partly tiled walls.

## Landing
UPVC double glazed obscured window to the side elevation, wood effect flooring, loft access.

## Bedroom 1
UPVC double glazed window to the front elevation, a gas central heating radiator, wood effect flooring.

## Bedroom 2
UPVC double glazed window to the rear elevation, a central heating radiator, wood effect flooring.

## Bathroom
UPVC double glazed window to the rear elevation, wash basin set within a vanity unit with mixer tap, low level w/c, bath with floor mounted tap with hand held shower, separate shower enclosure with rainfall shower, decorative vinyl floor tiles, tiled walls, heated towel rail.

## Outside
To the front of the property is a gravelled driveway, along side a lawn with raised areas for planting, side gate access to the rear of the property. leading to a garage, having separate single door access to the side.

The rear enclosed garden boasts a variety of decorative patio areas with pergola, a lawned area and raised planting boxes.

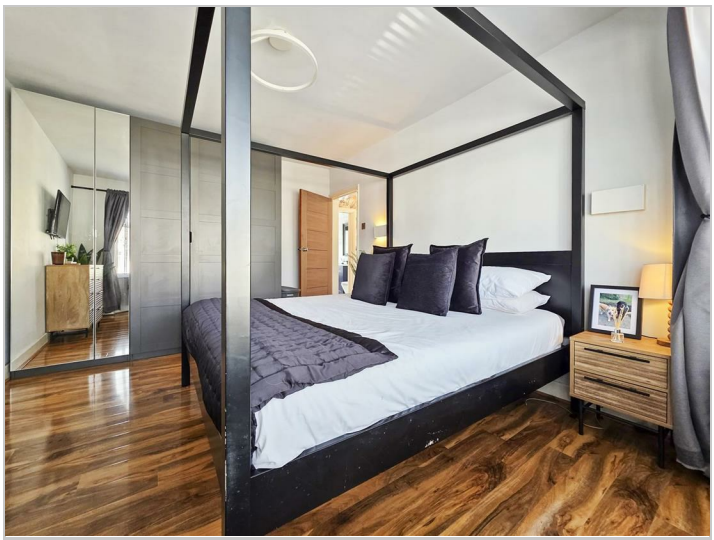








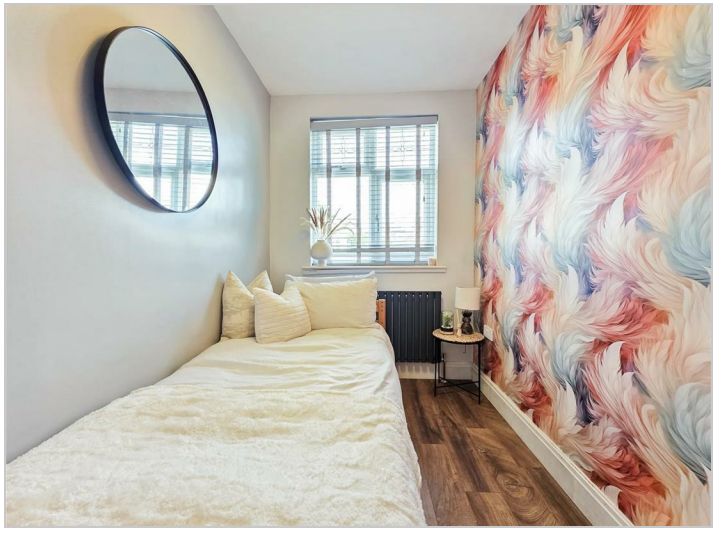


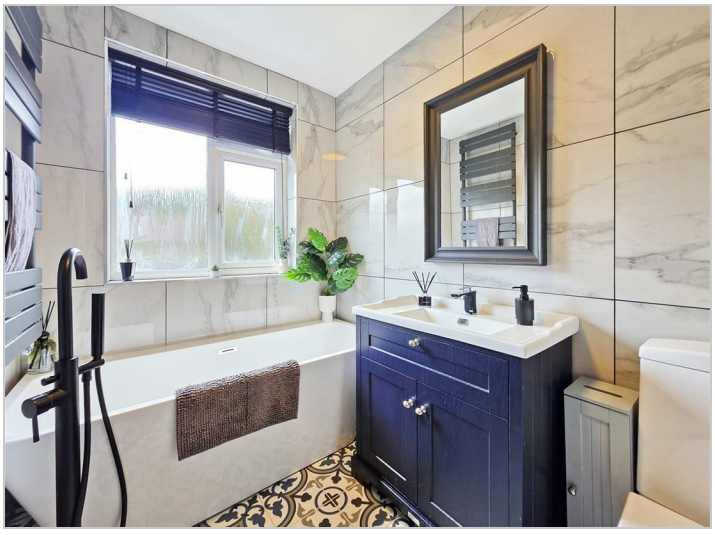






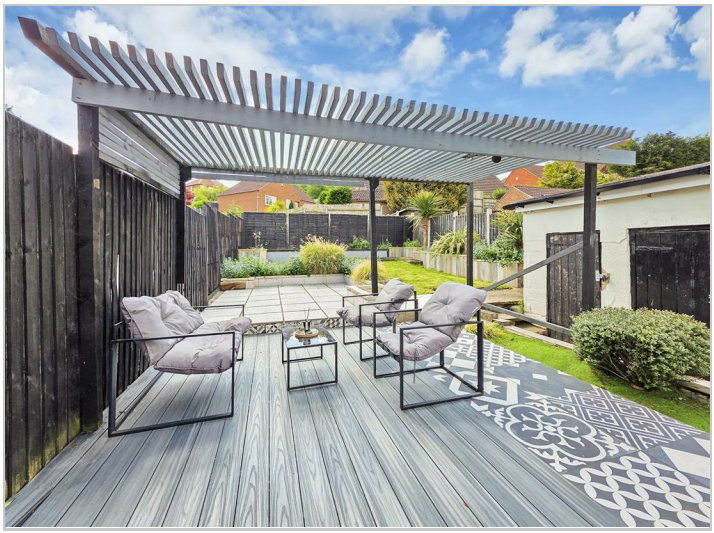


















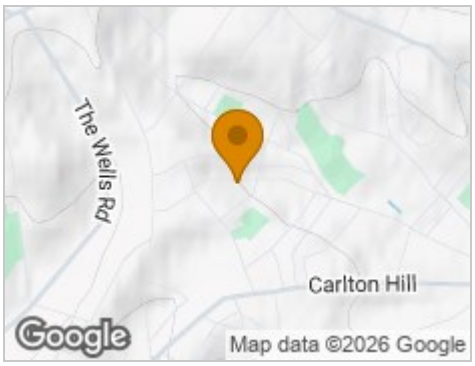
## Road Map

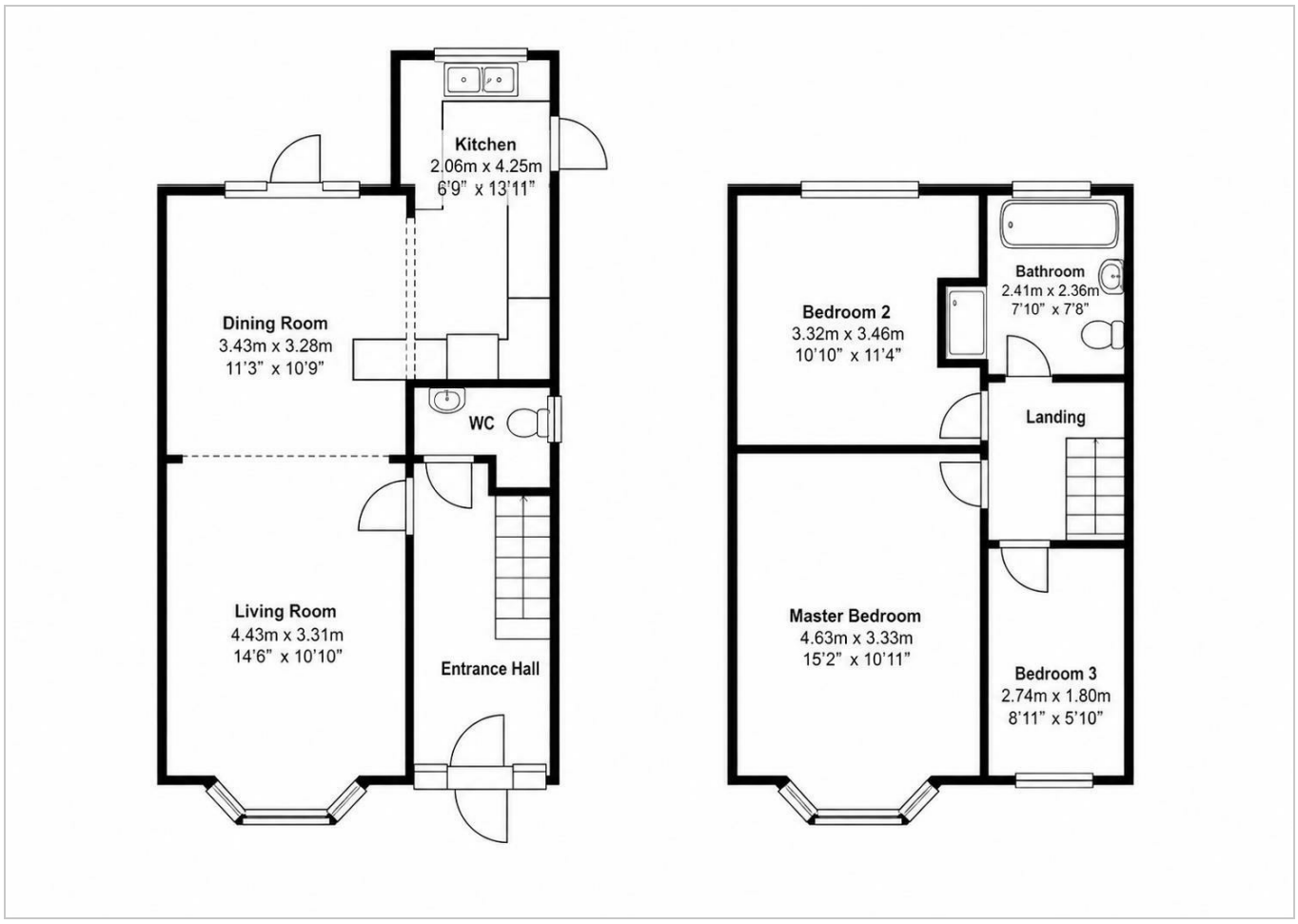



## Hybrid Map




## Terrain Map

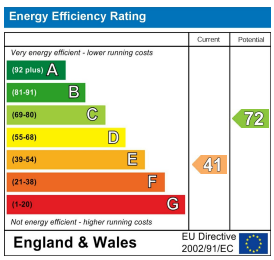



## Viewing

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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