

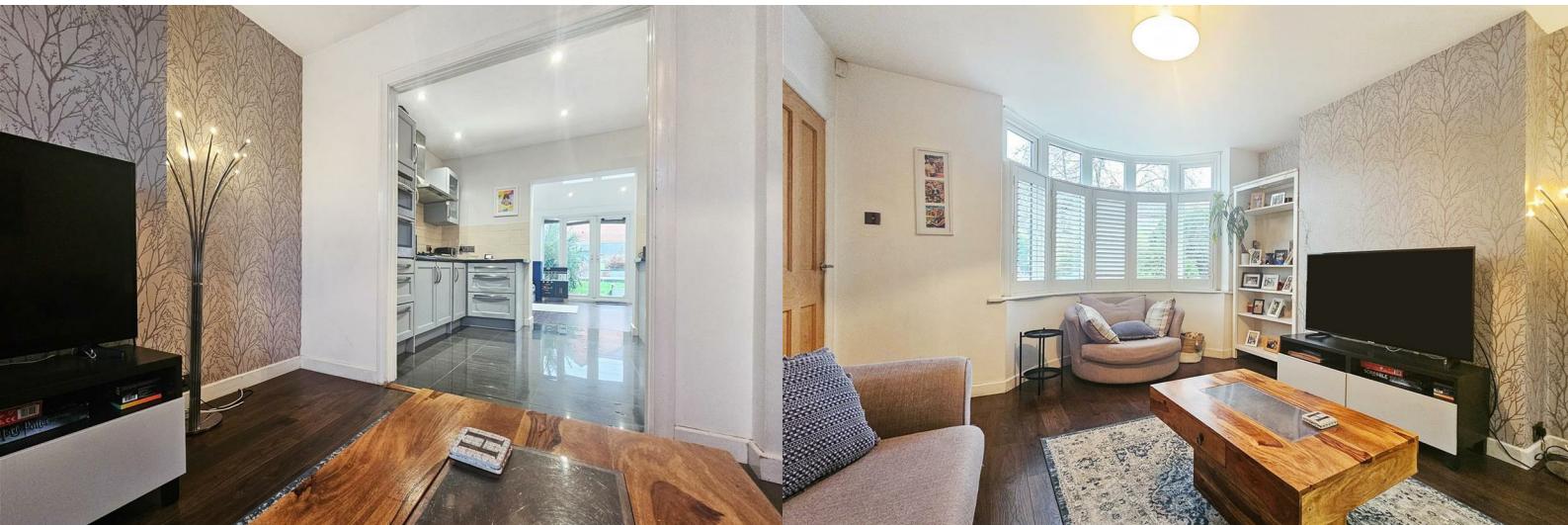
# Emma Terry Homes

*moving made personal*



**348 Foxhill Road**  
Carlton, Nottingham, NG4 1QD

Guide price £270,000 - £280,000



# 348 Foxhill Road, Carlton, Nottingham NG4 1QD

GUIDE PRICE: £270,000 - £280,000

Situated in the popular location of Carlton, this beautiful extended three bedroom, semi-detached home is perfectly accommodating throughout.

On entering the property there is a sizeable living room which flows through to a modern breakfast kitchen. There is also the added benefit of a ground floor extension from the breakfast kitchen, creating a dining room/playroom which leads through to the utility room and downstairs W.C. The first floor has three ample bedrooms and a recently renovated bathroom. Outside there is a large, private rear garden and hardstanding driveway to the front.

Located in this popular residential area of Carlton, Nottingham with convenient access to a host of local amenities, shops and supermarkets, Ofsted good & outstanding rated schools, excellent transport links and commuting links to and from the city centre, and is within walking distance to some delightful parks and open green spaces.



ENTRANCE DOOR LEADS THROUGH TO:

## ENTRANCE HALL

Providing access to the living room and stairs to first floor.

## LIVING ROOM

13'9 x 13'1 (4.19m x 3.99m )

Delightful UPVC double glazed bay window to front elevation, central heating radiator and access through to the breakfast kitchen.

## BREAKFAST KITCHEN

16'9 x 9'6 (5.11m x 2.90m )

Fitted with a range of wall and base units with worktop over, breakfast bar, electric double oven, four ring gas hob with stainless steel extractor over, sink with mixer tap and drainer, space and plumbing for dishwasher, space for undercounter integrated fridge and freezer, central heating radiator and two UPVC double glazed windows to side elevation. Leads through to dining room/playroom.

## DINING ROOM/PLAYROOM

11'9 x 10'6 (3.58m x 3.20m )

A fantastic light and accommodating addition to the property, with two Velux windows to the rear elevation, central heating radiator, door through to utility and downstairs W.C, and UPVC double glazed French doors to the rear garden.

## UTILITY ROOM

8'10 x 6'6 (2.69m x 1.98m )

For additional storage and provides access to the downstairs W.C, UPVC double glazed window to side elevation, space and plumbing for washing machine and fridge freezer.

## DOWNSTAIRS W.C

Fitted with a low level flush W.C, wash hand basin, chrome heated towel rail and UPVC double glazed window to side elevation.

## STAIRS & LANDING

UPVC double glazed window to side elevation, stairs and doors leading through to:

## BEDROOM ONE

13'5 x 10'5 (4.09m x 3.18m )

Delightful UPVC double glazed bay window to front elevation and central heating radiator.

## BEDROOM TWO

10'5 x 9'6 (3.18m x 2.90m )

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

## BEDROOM THREE

6'10 x 6'2 (2.08m x 1.88m )

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

## BATHROOM

6'2 x 6'2 (1.88m x 1.88m )

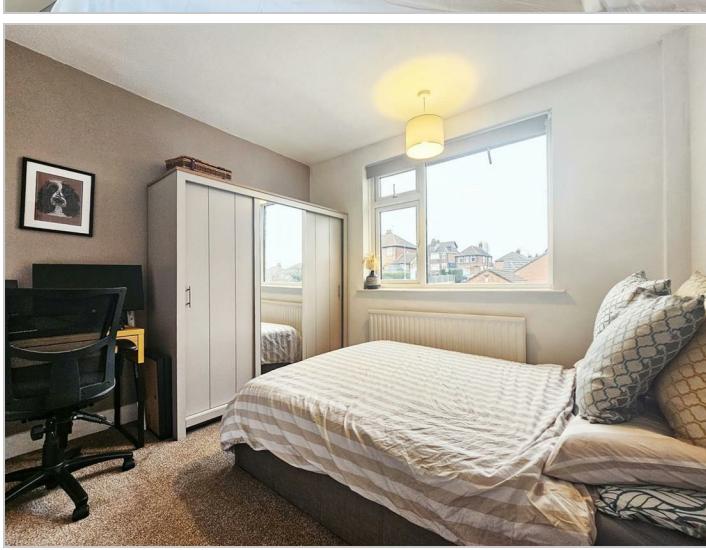
Newly fitted bathroom suite, bath with black modern shower and mixer black taps, low level flush W.C, wash hand basin set in vanity unit with black mixer tap, tiled floor and walls, black heated towel rail and UPVC double glazed window to the rear elevation.

## OUTSIDE

Externally the property stands on a sizeable plot with a driveway providing off street parking. Timber secure gates provide access to the side and rear of the property. To the rear is a large, enclosed well-maintained garden with patio area, perfect for relaxing or entertaining friends and family.







Tel: 0115 966 57 41



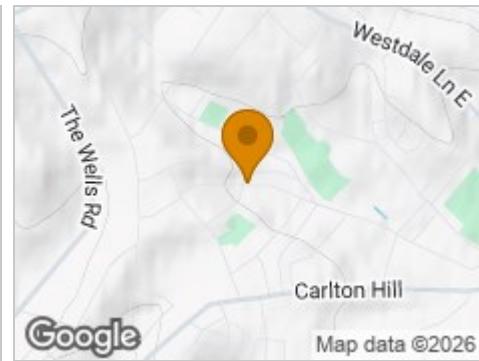
## Road Map



## Hybrid Map



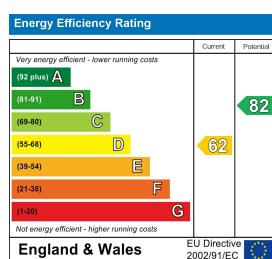
## Terrain Map



## 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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