

# Emma Terry Homes

*moving made personal*



36a Southcliffe Road

Carlton, Nottingham, NG4 1EP

Asking price £189,950



# 36a Southcliffe Road, Carlton, Nottingham NG4 1EP

**\*\* NO UPWARD CHAIN \*\***

A beautifully presented 2-bedroom semi-detached home set on a generous plot, offering excellent outdoor space and versatile parking options.

This attractive property includes a single garage along with ample space for a motorhome, making it ideal for those seeking practicality without compromising on style.

Inside, the home features a modern open-plan kitchen, dining, and lounge area, creating a bright and sociable living space perfect for everyday living and entertaining. The kitchen is well-appointed, and the open layout provides seamless flow throughout the ground floor.

The low-maintenance rear garden is thoughtfully designed with artificial grass and complemented by a selection of mature plants and shrubs, offering a private and relaxing outdoor retreat with minimal upkeep required.

Upstairs, you'll find two spacious double bedrooms along with a contemporary shower room featuring a convenient walk-in shower.

This property combines modern comfort, generous outdoor space, and flexible parking—perfect for a range of buyers.

Disclaimer - Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by an associate of EmmaTerryHomes.



## ENTRANCE HALL

Entrance door to property, a central heating radiator, door through to living room and stairs to first floor.

## LIVING ROOM

A fitted storage cupboard, gas fire and UPVC double glazed window to front.

## KITCHEN/DINER

A variety of wall and base units, sink with mixer tap and drainer, built-in electric oven, gas hob, washing machine, dishwasher, fridge/freezer, a central heating radiator, UPVC double glazed window to side, UPVC double glazed window to rear and door to rear garden.

## LANDING

UPVC double glazed window to side and doors through to Bedroom 1, 2 and bathroom.

## BEDROOM 1

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

## BEDROOM 2

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

## SHOWER ROOM

Enclosed toilet system, wash hand basin in vanity unit, walk-in shower enclosure, a heated towel rail and UPVC double glazed obscure window to rear.

## OUTSIDE

The home sits on a generous plot with off-road parking, a single garage, and a low-maintenance rear garden with mature plants and shrubs, outside tap and outdoor socket to rear.









## Road Map



## Hybrid Map



## Terrain Map



### 36a, Southcliffe Road, Carlton, NG4 1EP



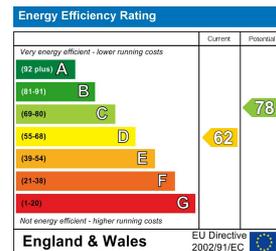
Total Area: 60.0 m<sup>2</sup>  
All measurements are approximate and for display purposes only



## 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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