

# Emma Terry Homes

*moving made personal*



209D Westdale Lane

Carlton, Nottingham, NG4 4FL

Guide price £325,000 - £350,000



# 209D Westdale Lane, Carlton, Nottingham NG4 4FL

\*\*\* Guide Price £325,000 - £350,000 \*\*

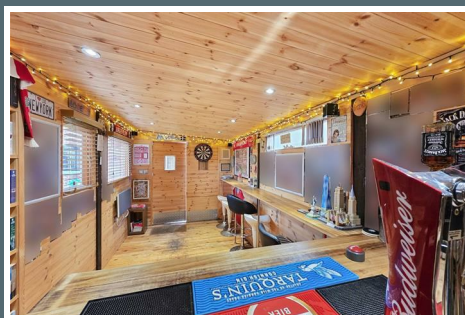
Situated in the popular area of Carlton, Nottingham, this well-proportioned four-bedroom home offers spacious accommodation ideal for family living.

The ground floor comprises an entrance hall with a convenient WC, leading through to the living room. From here, there is access into the open-plan kitchen/diner, creating a sociable space for everyday living, dining, and entertaining.

To the first floor, there are four good-sized bedrooms, along with a family bathroom and a separate WC, offering practical accommodation for busy households.

Externally, the property benefits from gardens to both the front and rear, both mainly laid to lawn and offering good outdoor space. The rear garden also features a garden room/bar, ideal for relaxing or entertaining, while to the rear of the property there is a driveway providing off-street parking and access to the garage.

The property is ideally located for local amenities, with easy access to popular schools, a selection of cafes and restaurants along Carlton Road and Mapperley Top, and convenient shopping at Carlton Square and the Mapperley retail area. Excellent transport links are nearby, with regular bus routes into Nottingham city centre and easy access to the A609 for commuting.



## ENTRANCE HALL

Entrance door to property with obscure sidelights, obscure internal window through to living room and doors through to WC and living room.

## WC

Low level flush WC, wash hand basin with mixer tap and a central heating radiator.

## LIVING ROOM

11'10" x 20'0" (3.62 x 6.10)

Two central heating radiators, a gas fire, UPVC double glazed window to front, UPVC double glazed window to rear, door through to kitchen and stairs to first floor.

## KITCHEN

11'9" x 9'5" (3.60 x 2.88)

A variety of wall and base units, gas hob with extractor fan, built-in oven and microwave, sink with mixer tap and drainer, space for washing machine, dryer and fridge/freezer, UPVC double glazed window to rear and side entrance door to property.

## DINING AREA

8'2" x 10'11" (2.51 x 3.34)

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

## LANDING

Doors through to bedroom 1, 2, 3, 4 and bathroom.

## BEDROOM 1

11'3" x 9'0" (3.44 x 2.75)

A central heating radiator, built-in storage cupboard and UPVC double glazed window to front.

## BEDROOM 2

8'7" x 10'7" (2.62 x 3.24)

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

## BEDROOM 3

8'7" x 9'0" (2.63 x 2.75)

A central heating radiator, built-in storage cupboard and UPVC double glazed window to front.

## BEDROOM 4

9'7" x 7'4" (2.94 x 2.26)

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

## WC

Low level flush WC and UPVC double glazed obscure window to side.

## BATHROOM

P-shaped bath with mixer tap and shower over, wash hand basin with double glazed window to rear.

## OUTSIDE

Externally, the front garden is laid to lawn with gated access through to the rear garden. The rear garden is mainly laid to lawn and features an outside tap, along with access to a garden room/bar, creating a great space for relaxing or entertaining. There is also gated access from the garden to the driveway and garage, with the driveway positioned to the rear of the property providing off-street parking.

## GARDEN ROOM/BAR

7'3" x 17'4" (2.22 x 5.30)

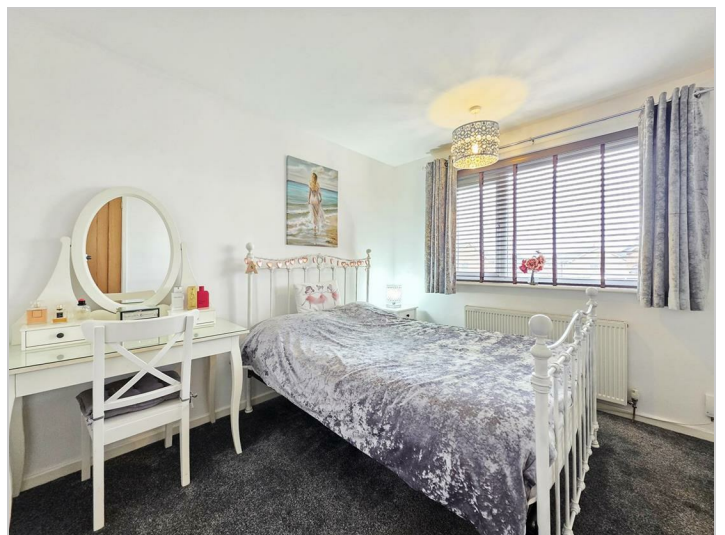
Power, lighting and electric heating.

## GARAGE

15'8" x 8'11" (4.80 x 2.74)

Power and lighting.









## Road Map



## Hybrid Map



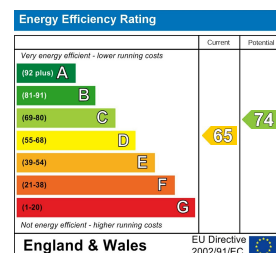
## Terrain Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.