

# Emma Terry Homes

*moving made personal*



## 4 Green Avenue

Netherfield, Nottingham, NG4 2LZ

Guide price £200,000 - £225,000





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\*\* DETACHED DOUBLE GARAGE TO THE REAR - measuring over 6m x 6m \*\*

Welcome to Green Avenue, Netherfield, Nottingham - a charming semi-detached house that could be your next dream home! This property boasts three spacious bedrooms, perfect for a growing family or those in need of extra space. The open-plan kitchen/diner is ideal for entertaining guests or enjoying family meals together.

One of the standout features of this property is the large garage space, providing ample room for parking your car, storage, or even converting it into a workshop. Located in Netherfield, you'll find yourself surrounded by a friendly community and convenient amenities.

Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful neighbourhood. Contact us today to arrange a viewing and take the first step towards owning this fantastic property in Netherfield.



## PORCH

Surrounded by UPVC double glazed obscure windows and entrance door through to hall.

## HALL

Two UPVC double glazed obscure windows through to porch, entrance door through to porch, UPVC double glazed window to side elevation, a central heating radiator, door through to kitchen/diner and staircase to first floor.

## KITCHEN/DINER

18'10" x 14'6" (5.76 x 4.43)

A variety of matching base and wall units, integrated dishwasher, a 1 and 1/2 bowl sink, built-in induction hob and cooker with extractor fan, an island with built in storage, space and plumbing for a washing machine, dryer and an American style fridge freezer, UPVC double glazed window to rear garden, door through to hall and double doors through to conservatory.

## LIVING ROOM

10'5" x 11'4" (3.19 x 3.47)

Arch entrance, UPVC double glazed bay window to front elevation, a central heating radiator and an electric feature fire.

## CONSERVATORY

UPVC double glazed french double doors to rear, a central heating radiator and double doors through to kitchen/diner.

## LANDING

A central heating radiator, access to loft, a feature stained glass window to side elevation and doors through to W.C, bathroom, Bedroom 1, 2 and 3.

## BEDROOM 1

10'6" x 14'6" (3.22 x 4.43)

Built in storage units: such as wardrobes and cupboards, UPVC double glazed window to rear elevation, a central heating radiator and an overhead fan.

### BEDROOM 2

10'6" x 11'4" (3.22 x 3.47)

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

### BEDROOM 3

7'10" x 7'8" (2.39 x 2.34)

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

### BATHROOM

Separate corner shower cubicle with electric shower, large corner bath with mixer tap and handheld showerhead, handwash basin, a central heating radiator and a UPVC double glazed obscure window to rear.

### W.C

Low level flush W.C and UPVC double glazed obscure window to side elevation.

### REAR GARDEN

Shared gated access to rear, fully enclosed, double garage and includes a decked area.

### GARAGE/WORKSHOP

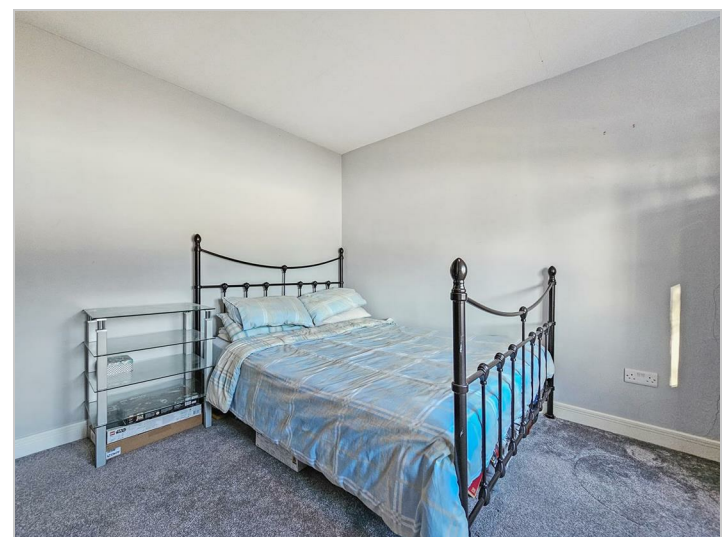
20'9" x 20'7" (6.34 x 6.28)

### FRONT

Driveway and access to rear.









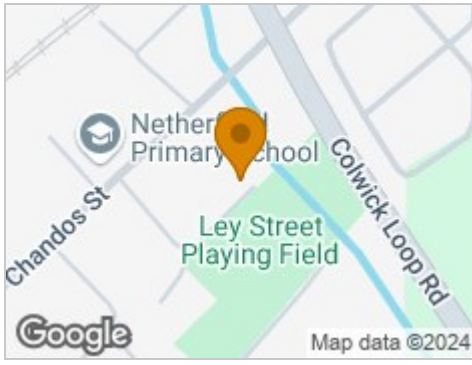




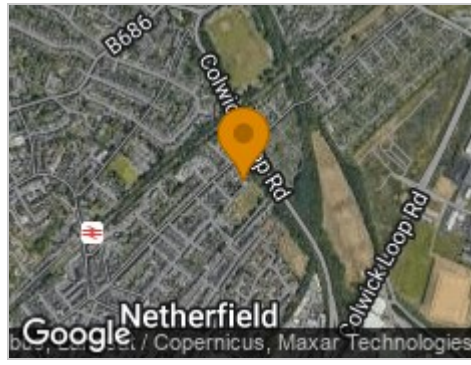




## Road Map



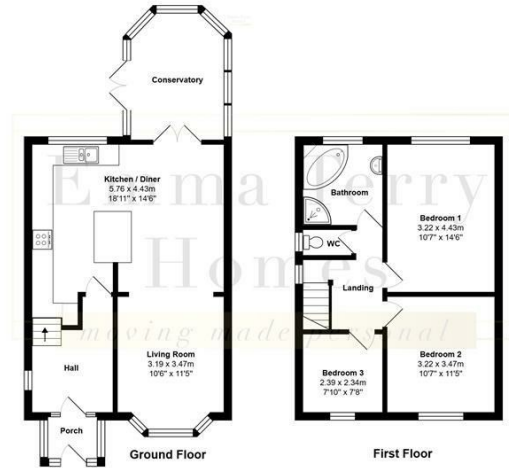
## Hybrid Map



## Terrain Map



4, Green Avenue,  
Netherfield, NG4 2LZ

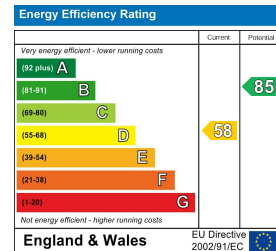


All measurements are approximate and for display purposes only

## 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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