



15 Trevor Road, West Bridgford, NG2 6FS

£800,000

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*Marriotts*





# 15 Trevor Road West Bridgford, NG2 6FS

- Extended detached house
- Impressive modern kitchen
- Large landscaped gardens
- Five bedrooms & three reception rooms
- Extended rear living room
- Downstairs toilet

**DESIRABLE LOCATION!!** A spacious extended detached family home in a great location, close to reputable Primary/Junior schools, with the centre of West Bridgford just a few minutes drive away, offering an array of shops and amenities. The property has five bedrooms, three reception rooms and a stunning modern kitchen with quartz worktops. Viewing strongly advised!



£800,000



## Overview

Trevor Road is a sought after location on the edge of West Bridgford and the property itself offers a perfect blend of modern living and traditional elegance. Extended thoughtfully to both the side and rear, the property boasts five spacious bedrooms, making it an ideal family home.

As you enter, you are greeted by a lovely hallway adorned with stained glass windows and original oak strip flooring, setting a warm and inviting tone. The heart of the home is undoubtedly the impressive two-tone kitchen, featuring solid quartz worktops that provide both style and functionality. This culinary haven is complemented by an adjoining breakfast room, perfect for casual dining or entertaining guests.

Convenience is key, and located off the kitchen is the side entrance porch/lobby that includes a downstairs toilet and easy access to the garage, ensuring practicality for everyday living. The property also boasts a large, beautifully landscaped rear garden, offering a peaceful outdoor space for relaxation, play, or hosting gatherings.

This delightful home on Trevor Road is not just a property; it is a lifestyle choice, combining comfort, character, and a prime location in one of Nottingham's most sought-after areas. Whether you are looking to settle down with family or simply enjoy the finer things in life, this residence is sure to impress.

## Entrance Hall

Entrance porch with UPVC double-glazed double doors, quarry tiled floor and secondary door with stained glass windows. The hallway has original Oak-stripped flooring, stairs to the first-floor landing, radiator, UPVC double-glazed stained glass front window and doors to both reception rooms and kitchen.



### Dining Room

With a stone fireplace and hearth with living flame coal effect gas fire. UPVC double glazed bay window to the front and radiator.

### Living Room

With marble fireplace and hearth and living flame coal effect gas fire with Mahogany coloured surround. Two radiators, two wall light points and UPVC double-glazed sliding patio door leading out to the rear.

### Kitchen

With two-tone wall and base units with solid Quartz worktops and matching upstands with appliances consisting of brushed steel Neff electric double oven, separate five-ring gas hob with extractor canopy and splashback, integrated Neff dishwasher and plumbing for a washing machine. High quality tile effect flooring, LED downlights, large walk-in under-stair pantry with light, UPVC double glazed rear window, opening through to the breakfast room and door to the side entrance lobby.

### Breakfast Room

Built-in cupboard, matching flooring, radiator, UPVC double-glazed high-level window and UPVC double-glazed sliding patio door to the rear.

### Side Entrance Lobby

With UPVC double-glazed side entrance door, cloakroom/wc with toilet and traditional style pedestal washbasin and door to the garage, which has light, power and up-and-over door.

### First Floor Landing

A split level landing with large airing cupboard and separate toilet with half tiled walls.

### Bedroom 1

Built-in five-door wardrobe, UPVC double-glazed bay window to the rear and radiator.

### Bedroom 2

Built-in five door wardrobe, UPVC double glazed bay window to the front and radiator.

### Bedroom 3

Forming part of the extension with a built-in three-door wardrobe, UPVC double-glazed front window and radiator.

### Bedroom 5

Also forming part of the extension with built-in cupboard, UPVC double glazed rear window and radiator.

### Bedroom 4

UPVC double-glazed oriel bay window to the front and radiator.

### Bathroom

Consisting of a bath with tiled surround, a fully tiled shower cubicle with electric shower and traditional style pedestal washbasin. Heated towel rail and radiator and UPVC double glazed rear window.

### Outside

There is parking to the front for at least two cars. Side gated access leads to the rear, where there is a full-width concrete patio/seating area with outside tap. A side path leads to a shaped lawn with shaped borders containing a wide variety of mature plants and shrubs. The path in turn leads to a further paved patio/seating area with a trellis arch leading to a further lawned garden with shaped borders, mature fruit trees, raised planter/border and greenhouse.

### Material Information

TENURE: Freehold











COUNCIL TAX: Rushcliffe Borough Council - Band F  
PROPERTY CONSTRUCTION: solid brick (the extensions are cavity brick)  
ANY RIGHTS OF WAY AFFECTING PROPERTY: none  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER:  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stepped front and rear access







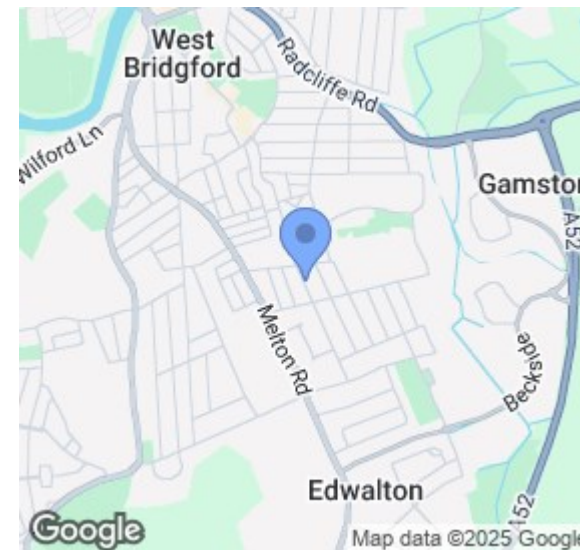




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.**Marriotts**.net

