



**Trentham Gardens  
Aspley, Nottingham NG8 3NF**

**£425,000 Freehold**

A SUBSTANTIAL FIVE/SIX-BEDROOM  
DETACHED FAMILY HOME ON A CORNER  
PLOT, OFFERING EXTENDED AND  
VERSATILE LIVING SPACE.



\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*

Positioned on a generous corner plot in a sought-after residential area, this heavily extended five-bedroom detached home on Trentham Gardens offers a rare combination of space, flexibility, and privacy - ideal for a growing or multi-generational family.

Boasting a large private rear garden and a wide driveway with off-road parking for multiple vehicles, the home sits proudly within a quiet neighbourhood with easy access to local amenities, reputable schools, excellent transport links, the Nottingham Ring Road, and the city centre.

Internally, the property has been significantly extended across both floors, creating a wealth of adaptable living space. Upstairs, there are five spacious bedrooms and two bathrooms. The original master benefits from a bay front, while the two bedrooms to the left are part of the extension - one featuring a Velux skylight for added natural light.

The ground floor begins with a welcoming and generous entrance hall. To the left is a cosy snug -perfect as a home office or second lounge. To the rear, the extended formal lounge features bay frontage and a bespoke fitted sofa, offering a stylish yet comfortable retreat. The hallway leads to a beautifully appointed family kitchen with a range-style oven, side access, and high-quality finishes. There is also fitted storage and access to another spacious reception room currently utilised as an additional bedroom.

At the very rear of the home lies the impressive main living area - bright, inviting, and perfect for family gatherings. This space benefits from new carpets, a wall-mounted TV, and double doors opening onto the garden, creating a seamless indoor-outdoor connection. Adjacent is a modern downstairs shower room and W/C, as well as a fifth ground-floor double bedroom, which also has direct access to the garden through its own set of double doors - deal for guests or independent family members.

With four reception rooms and five/six spacious bedrooms, the layout offers incredible versatility, easily adaptable to suit home working, hobbies, or additional bedrooms if needed.

This is a rare opportunity to secure a truly spacious and well-situated family home with an exceptional amount of living space and future potential. Early viewing is highly recommended.



### Entrance Hallway

23'3" x 6'6" approx (7.1 x 2.0 approx)

Double glazed wooden entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, coving to the ceiling, carpeted staircase leading to the first floor landing, double glazed window to the front elevation, under the stairs storage, built-in storage cupboards, doors leading off to:

### Office

9'8" x 8'6" approx (2.955 x 2.609 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

### Snug

11'0" x 18'1" approx (3.368 x 5.526 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, wall mounted radiator, ceiling rose, coving to the ceiling, fireplace with inset gas living flame fire.

### Kitchen

13'3" x 10'5" approx (4.061 x 3.187 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a range cooker with extractor fan over, space and point for an American style fridge freezer, wall mounted radiator, wall mounted boiler, tiled splashbacks, tiled flooring, UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation.

### Dining Room

11'0" x 18'5" approx (3.363 x 5.636 approx)

Carpeted flooring, coving to the ceiling, wall mounted radiator, UPVC double glazed window to the rear elevation, walk-in wardrobe.

### Lounge

20'2" x 13'5" approx (6.149 x 4.103 approx)

UPVC double glazed windows to the rear elevation, UPVC double glazed sliding doors to the rear elevation, carpeted flooring, coving to the ceiling, two wall mounted radiators, door leading through to the rear hallway.

### Rear Hallway

Carpeted flooring, doors leading off to:

### Shower Room

4'3" x 7'7" approx (1.318 x 2.318 approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to the side elevation, WC, handwash basin with mixer tap, extractor fan, chrome heated towel rail, shower cubicle with electric shower over.

### Bedroom Five

16'6" x 8'0" approx (5.051 x 2.462 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation.

### First Floor Landing

Carpeted flooring, coving to the ceiling, access to the loft, doors leading off to:

### Bedroom One

13'3" x 11'0" approx (4.041 x 3.363 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

### Bedroom Two

11'0" x 13'4" approx (3.375 x 4.065 approx)

UPVC double glazed bay window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, a range of wall and base units providing useful additional storage and a multifunctional space subject to the buyers needs and requirements.

### Bedroom Six

6'10" x 7'6" approx (2.090 x 2.287 approx)

UPVC double glazed window to the front elevation, laminate floor covering, wall mounted radiator, coving to the ceiling.

### Bedroom Four

8'6" x 9'6" approx (2.601 x 2.919 approx)

UPVC double glazed window to the front elevation, laminate floor covering, wall mounted radiator, coving to the ceiling.

### Bedroom Three

11'2" x 9'0" approx (3.414 x 2.756 approx)

UPVC double glazed window to the rear elevation, Velux window, wall mounted radiator, laminate floor covering, coving to the ceiling.

### Shower Room

3'11" x 6'1" approx (1.205 x 1.856 approx)

Laminate floor covering, tiling to the walls, wash hand basin with mixer tap, WC, shower cubicle, chrome heated towel rail, UPVC double glazed window to the rear elevation.

### Bathroom

6'9" x 6'3" approx (2.060 x 1.917 approx)

Corner bath with mixer shower attachment over, chrome heated towel rail, laminate flooring, tiling to the walls, UPVC double glazed window to the rear elevation, WC, handwash basin with mixer tap.

### Outside

#### Front of Property

To the front of the property there is a large driveway providing off the road parking for multiple cars, fenced and walled boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with garden laid to lawn, paved patio area, fencing to the boundaries, a range of mature trees and shrubs planted throughout, outhouse to the rear of the garden.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

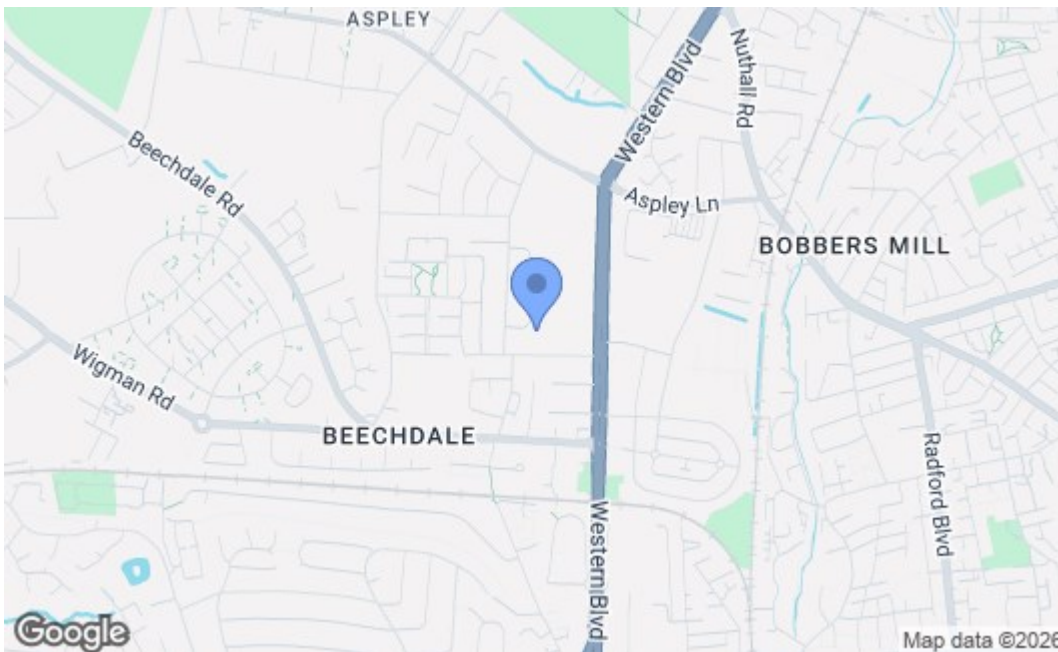
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.