



**Trentham Drive  
Nottingham NG8 3LU**

**£250,000**

A traditionally styled bay fronted three bedroom detached house with a kitchen extension to the rear.

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A traditionally styled bay fronted three bedroom detached house with a kitchen extension to the rear.

Having been well maintained by the current vendor, though offering potential for the incoming purchaser to upgrade and re-model to their taste and requirements, this attractive house has retained much of its original character and charm.

In brief the internal accommodation comprises: Entrance porch, entrance hallway, extended kitchen, sitting room and dining room to the ground floor. Rising to the first floor is a landing with feature stair light, two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside the property occupies a generous plot with parking and a garage and mature well stocked gardens to both front and rear.

Occupying an established and sought after residential location with easy access to the ring road and centre of Nottingham, this great property will appeal to a range of potential purchasers.



### Entrance Porch

A UPVC double glazed entrance door with flanking windows leads to porch.

### Entrance Hallway

A second feature colour leaded window with matching windows leads to the hallway with radiator, understairs cupboard and stairs off to first floor landing.

### Kitchen

14'0" x 6'11" (4.27 x 2.12)

With fitted wall and base units, worksurfacing with tiled splashbacks, single sink and drainer with mixer tap, a Cannon gas cooker with extractor fan above, plumbing for a washing machine, UPVC double glazed window and door to the exterior, walk in pantry cupboard with window and shelving.

### Sitting Room

12'11" x 10'10" (3.95 x 3.32)

With UPVC double glazed window, stone style fire surround with timber mantle and a back boiler (nb: potential purchasers should note the gas fire does not work).

### Dining Room

13'6" x 10'10" (4.12 x 3.32)

With UPVC double glazed bay window and radiator.

### First Floor Landing

With loft hatch and feature colour leaded stair light.

### Bedroom One

12'7" x 11'0" (3.86 x 3.37)

With UPVC double glazed bay window, radiator and fitted wardrobes.

### Bedroom Two

12'11" x 10'11" (3.96 x 3.34)

With UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Three

7'5" x 7'0" (2.28 x 2.14)

With UPVC double glazed window and radiator.

### WC

With WC and UPVC double glazed window.

### Bathroom

Incorporating a two piece suite comprising pedestal wash hand basin, bath with Mira shower over, part tiled walls, radiator, UPVC double glazed window and airing cupboard housing the hot water cylinder with slatted shelves above.

### Outside

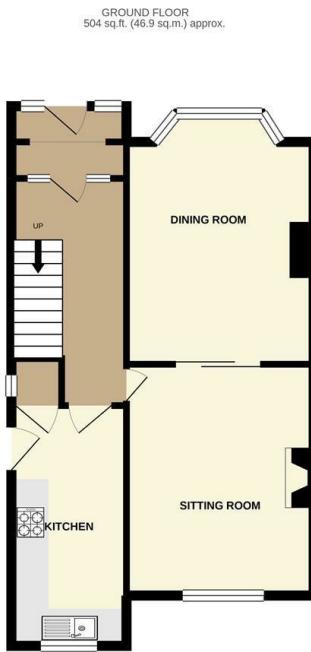
To the front the property has an established garden with mature shrubs and gravel and a driveway providing car standing with double gates leading to a further area of hard standing with a detached garage beyond and an outside tap. To the rear the property has a private and enclosed mature garden with lawn, established borders with shrubs and trees, patio and a summer house.

### Garage

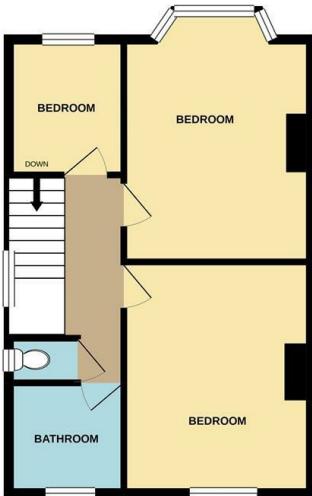
15'9" x 7'11" (4.81 x 2.42)

With double timber doors to the front, further window to the rear, light and power.

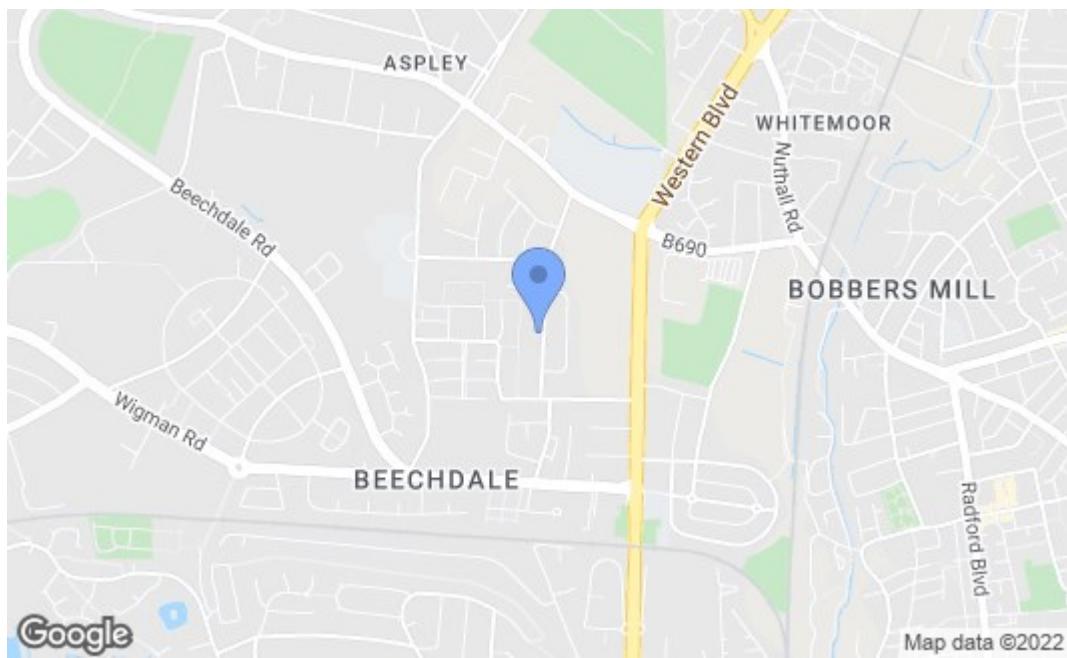




1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.  
Whilst every precaution has been made to ensure the accuracy of the floorplan contained within, no measurements of doors, windows, rooms, etc. may be relied upon. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The surveyor has not tested any services or equipment that may have been installed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		

EU Directive 2002/91/EC

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