Robert Ellis

look no further. . .

Trowell Avenue,
Wollaton, Nottingham
NG8 2DU

£290,000 Freehold

0115 922 0888

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Located on Trowell Avenue, Nottingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property includes parking, a valuable asset in this desirable location.

Trowell Avenue is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks. This home presents an excellent opportunity for those looking to settle in a welcoming neighbourhood while enjoying the benefits of modern living.

Whether you are a first-time buyer or looking to expand your property portfolio, this semi-detached house on Trowell Avenue is a must-see. With its spacious layout and convenient location, it promises to be a wonderful place to call home.

Entrance Hall
Composite entrance door, tiled flooring, stairs to the first floor, UPVC double glazed window to the side, radiator, useful under-stair storage cupboard, and doors to the kitchen diner and lounge.

Lounge
14'11" x 10'9" (4.57m x 3.29m)
A carpeted reception room with UPVC double glazed bay-window with fitted shutters to the front, contemporary radiator and opening into the kitchen diner,

Kitchen Diner
18'2" x 10'2" (5.54m x 3.12m)
Fitted with a range of modern wall, base and drawer units, work surfaces, sink and mixer tap, integrated double-electric oven, integrated microwave, inset induction hob , integrated dishwasher and fridge freezer, plumbing for a washing machine, tiled flooring, spotlights, contemporary radiator, useful pantry cupboard, UPVC double glazed window to the rear and UPVC double glazed French doors with fitted shutters to the rear, and door to the side hallway.

Side Hallway
UPVC double glazed door to the side and door to the WC.

Downstairs WC
Fitted with a WC and UPVC double glazed window to the side.

First Floor Landing
With UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

Bedroom One
13'2" x 11'11" (4.03m x 3.64m)
A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two
12'8" x 10'4" (3.87m x 3.17m)
A carpeted double bedroom with radiator and UPVC double glazed window to the rear.

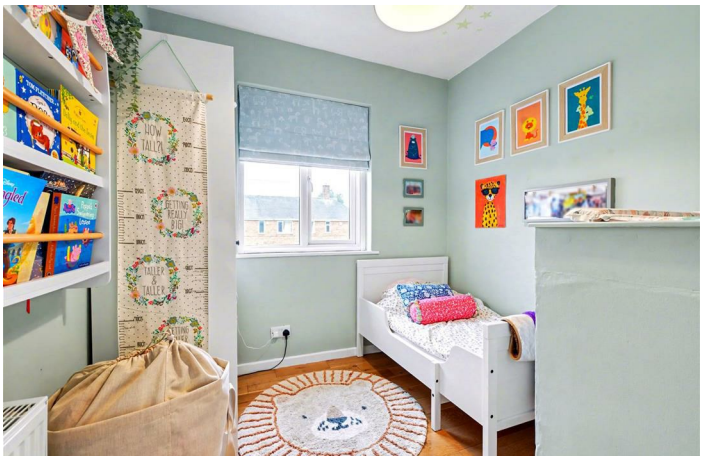
Bedroom Three
8'11" x 7'11" (2.72m x 2.42m)
Wooden flooring, UPVC double glazed window to the front, and radiator.

Bathroom
Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and splashbacks, wall-mounted heated towel rail, spotlights, UPVC double glazed window to the rear, extractor fan and storage cupboard housing the Worcester combination boiler.

Outside
To the front of the property you will find a concrete driveway offering car standing for two, and gated side access leading to the well-maintained rear garden, which includes a concrete patio overlooking the lawn beyond, a raised decking area, perfect for entertaining, two brick-built store buildings, and fence boundaries.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.



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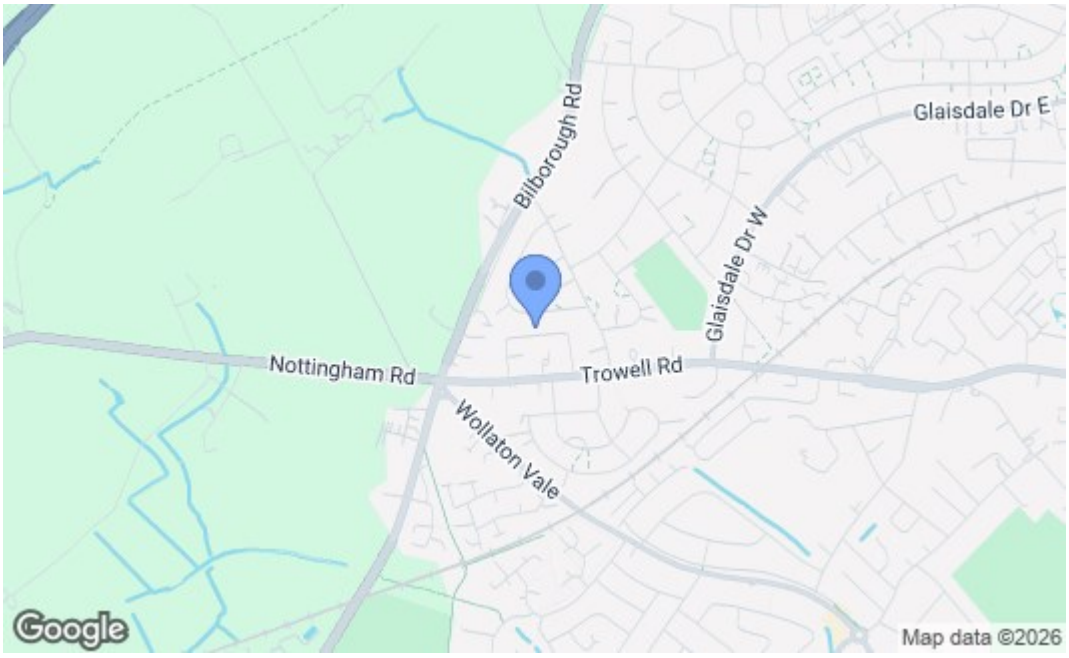

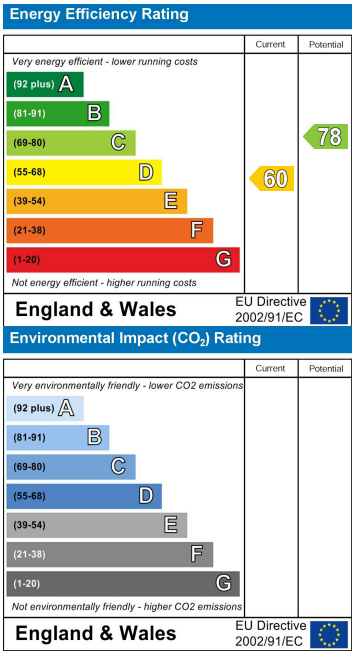

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