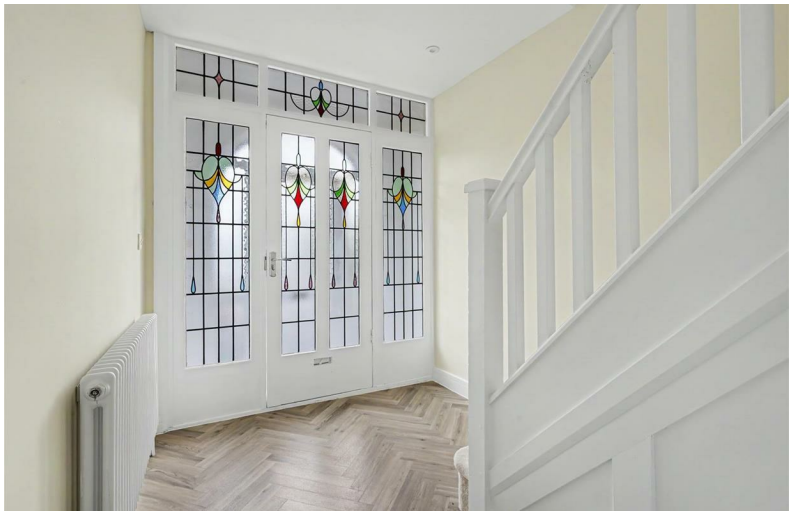
Robert Ellis

look no further...







Trentham Gardens,
, Nottingham
NG8 3NF

£342,500 Freehold

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A comprehensively renovated traditionally styled and constructed detached three-bedroom house.

Taken back to brick and refurbished to a high standard with quality fixtures and fittings throughout, this appealing and contemporary living space benefits from an open plan ground floor with kitchen diner and living space.

In brief the internal accommodation comprises entrance hall with cloaks cupboard, open plan sitting room and kitchen diner, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive to the front providing ample car standing, further hard standing along the side of the property and a primarily lawned garden with patio to the rear.

Available to the market with the benefit of chain free vacant possession and being situated in an established and sought-after residential location, this immaculately presented property is well worthy of viewing.





Entrance Porch
UPVC double glazed entrance door, tiled flooring, original wooden colour leaded door with matching flanking windows leads to the entrance hall.

Entrance Hall
Stairs of to the first floor landing, radiator, understairs cupboard and further cloaks cupboard.

Lounge Diner
24'3" x 10'11" plus bay window (7.40m x 3.33m plus bay window)
Two radiators, UPVC double glazed bay window to the front, UPVC double glazed patio door to the rear.

Kitchen Area
8'9" x 6'10" (2.68m x 2.09m)
With a range of good quality fitted modern wall and base units, work surfacing with splashback, breakfast bar, induction hob with extractor above and electric oven below, integrated dishwasher, a Samsung American style fridge and freezer, radiator, UPVC double glazed door to the side, and UPVC double glazed window.

First Floor Landing
UPVC double glazed window.

Bedroom One
13'4" x 10'10" (4.08m x 3.31m)
UPVC double glazed bay window and radiator.

Bedroom Two
12'10" x 10'11" (3.92m x 3.34m)
UPVC double glazed window and radiator.

Bedroom Three
7'5" x 6'11" (2.27m x 2.13m)
UPVC double glazed window and radiator.

Bathroom
8'9" x 6'9" (2.67m x 2.06m)
With modern fitments in white comprising P-shaped bath with mains control over head shower and shower handset, wall-mounted wash-hand basin inset to vanity unit with illuminated mirror above, WC, wall-mounted heated towel rail, fully tiled walls, tiled flooring, two UPVC double glazed windows and extractor fan.

Outside
To the front the property has a drive providing ample car standing with gated access leading to further hardstanding which runs along the side of the property. To the rear the property has a patio, primarily lawned garden, and stocked beds and borders with mature shrubs. There is an attached brick store with plumbing for a washing machine, space for a dryer and the boiler.



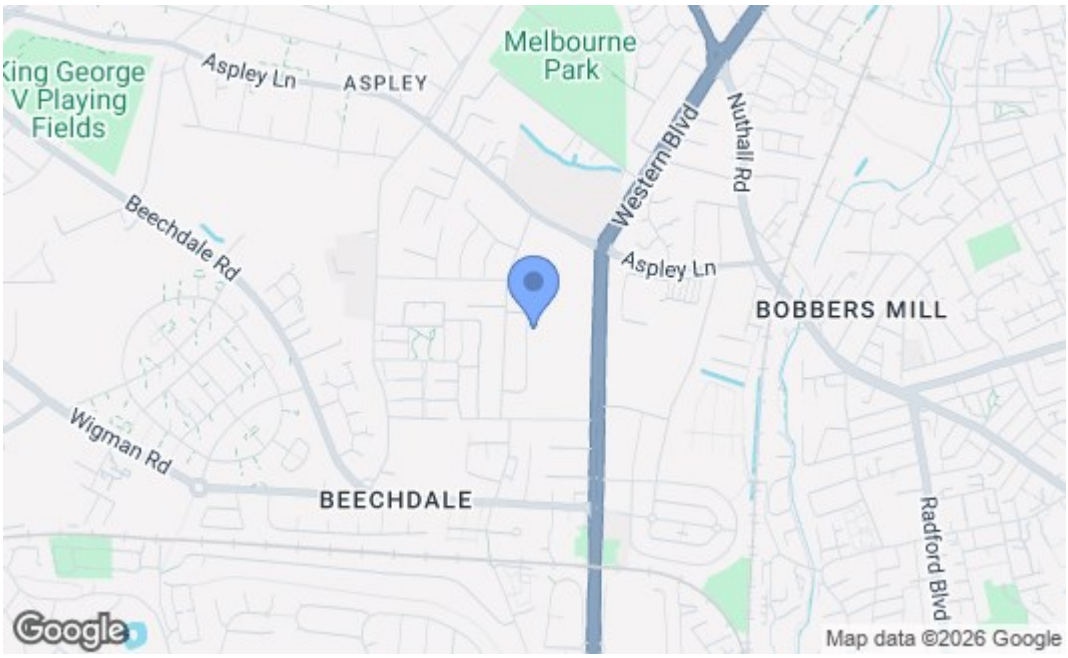


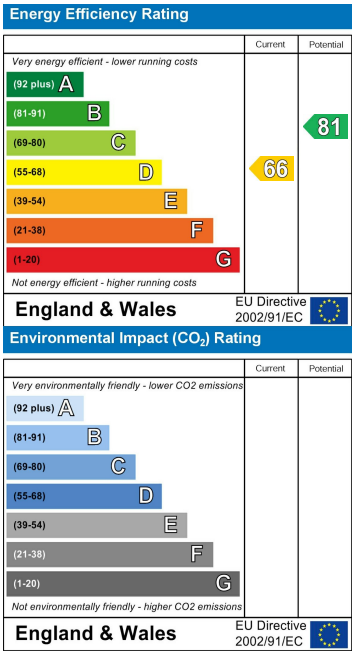












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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