



Trowell Road,  
Wollaton, Nottingham  
NG8 2EN

**£375,000 Freehold**



Situated in Wollaton, you are in a prime location for easy access to a wide range of local amenities including school, shops, public houses, healthcare facilities, restaurants, and transport links.

This well-presented property would be considered an ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, open plan lounge diner, through to the conservatory, extended kitchen, and a storage space. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property, to the front is a gated driveway with ample off-road parking for multiple cars. with the garage beyond. To the rear of the property is a generous, private and enclosed rear garden,

The property is offered to the market with the benefit of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the welcoming entrance hall, with tile flooring, radiator and access to a useful under stairs storage cupboard.

### Open Plan Lounge Diner

26'10" x 11'8" (8.18m x 3.56m )

Dining Area: 3.56m x 3.27m

UPVC double glazed window to the front aspect, carpet flooring, and radiator.

Lounge: 3.90m x 3.56m

Carpet flooring, radiator, feature electric burner, and UPVC double glazed French doors to the conservatory.

### Conservatory

11'10" x 9'10" (3.61m x 3.02m )

Brick and UPVC construction, tiled flooring, and UPVC double glazed French doors to the rear garden.

### Kitchen

12'7" x 12'5" (3.84m x 3.80m )

Fitted with a range of wall, base and drawer units, work surfaces, tiled splashback, sink and drainer unit with mixer tap, space and fittings for freestanding appliances to include gas cooker, washing machine, dishwasher and fridge freezer, tiled flooring, roof light, UPVC double glazed window to the rear aspect, and door leading to the rear garden.

### Side Room

Extended space used primarily for storage, with a composite entrance door and fitted shelving.

### First Floor Landing

A carpeted landing space, with UPVC double glazed door to the side aspect and access to the loft hatch.

### Bedroom One

15'1" x 10'5" (4.62m x 3.18m )

A carpeted double bedroom, with radiator, and UPVC double glazed bay window to the front aspect.

### Bedroom Two

10'11" x 10'2" (3.33m x 3.10m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

9'7" x 6'8" (2.94m x 2.05m )

A carpeted single bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising: pedestal wash hand basin, bath with mains controlled shower above and glass shower screen, part tiled walls, airing cupboard housing the boiler, radiator and UPVC double glazed window to the side aspect.

### Separate WC

Low flush WC and UPVC double glazed window to the side aspect.

### Outside

To the front of the property, there is a blocked paved driveway providing ample off-road parking, with the garage beyond. To the rear of the property, you will find a generous private and enclosed rear garden, which is mainly laid to lawn and features a paved patio area, a wide variety of mature shrubs and trees, and a timber shed.

### Garage

28'6" x 8'1" (8.70m x 2.47m )

Double garage doors to the front, UPVC double glazed pedestrian door to the rear garden, lights and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

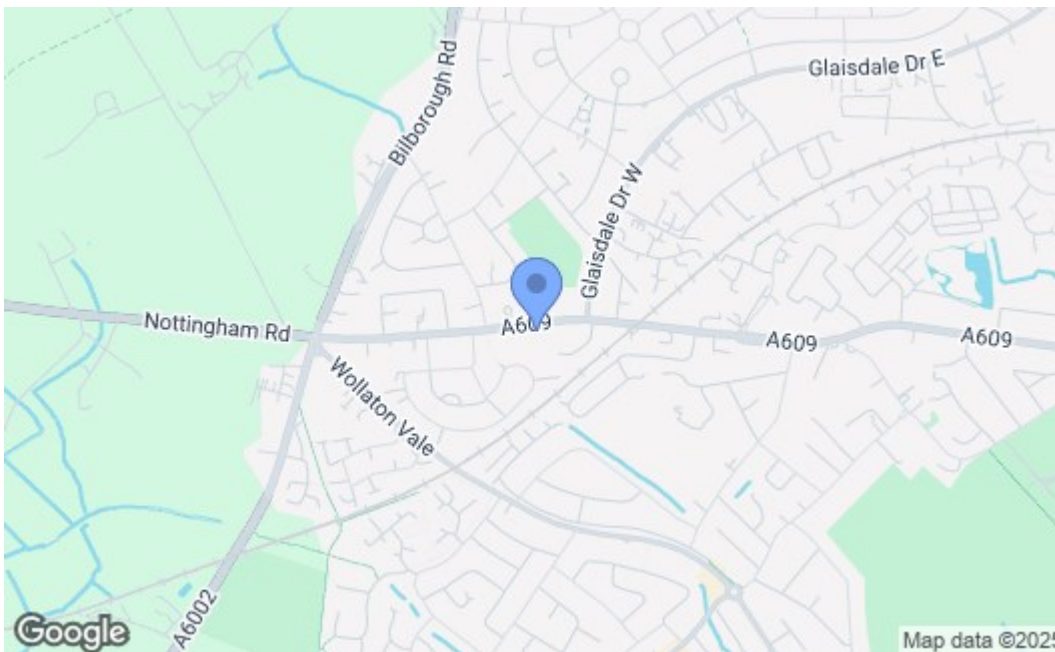
Rights and Easements: None

Planning Permissions/Building Regulations: Granted before ownership.

Accessibility/Adaptions: None

Has the Property Flooded?: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	68
(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	
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			
<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.