

Colonsay Close  
Trowell, Nottingham NG9 3RD

A FOUR BEDROOM DETACHED FAMILY HOME.

Offers In The Region Of

£240,000 - £250,000



Situated on a corner garden plot can be found this four double bedroom detached family home.

Located in the popular, now established residential suburb known as "Trowell Park" in the village of Trowell which has its own primary school, a good local community and close to open space. Far from being isolated, the property is within easy reach of the shops and amenities in Ilkeston, Stapleford and Beeston, as well as offering good commutability to Nottingham and Derby, and Junction 25 of the M1 motorway for further afield.

This surprisingly spacious property benefits from gas fired central heating and double glazed windows. The accommodation comprises central hallway, through lounge, separate dining room/sitting room, fitted kitchen and cloakroom/WC. To the first floor, the landing provides access to four well proportioned bedrooms and family bathroom.

Situated on a corner plot, with driveway providing off-street parking leading to a garden. The rear garden has recently been re-landscaped to provide an attractive, yet easy to maintain space, tiered with patio, artificial lawn and further decked patio areas.

This property will make a fantastic long term family home and an internal viewing is recommended.



#### ENTRANCE HALL

Stairs to the first floor with understairs store cupboard, double glazed front entrance door, radiator.

#### CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin with vanity unit and low flush WC. Radiator, double glazed window.

#### THROUGH LOUNGE

20'11" x 11'8" (6.38 x 3.57)

Flame effect gas fire, radiator, double glazed window to the front, double glazed patio door to the rear garden.

#### DINING ROOM

14'1" x 9'6" (4.30 x 2.90)

This room could easily be used as a second sitting room, playroom, study, etc. Radiator, double glazed window to the front.

#### KITCHEN

12'9" x 8'5" (3.91 x 2.57)

Incorporating a range of fitted wall, base and drawer units, with rolled edge work surfacing and inset one and a half bowl sink unit with single drainer. Electric cooker points, plumbing for washing machine, appliance space. Wall mounted "Baxi" gas boiler (for central heating and indirect feed hot water). Radiator, double glazed window and door to the rear.

#### FIRST FLOOR LANDING

Radiator, double glazed window and door to airing cupboard with hot water cylinder.

#### BEDROOM ONE

13'2" x 10'9" (4.02 x 3.28)

Built-in wardrobe, double glazed window to the front.

#### BEDROOM TWO

11'10" x 10'11" (3.61 x 3.33)

Built-in wardrobe, radiator, double glazed window to the front.

#### BEDROOM THREE

9'10" x 9'7" (3.01 x 2.93)

Radiator, double glazed window to the rear.

#### BEDROOM FOUR

9'8" x 8'6" (2.95 x 2.61)

Radiator, double glazed window to the rear.

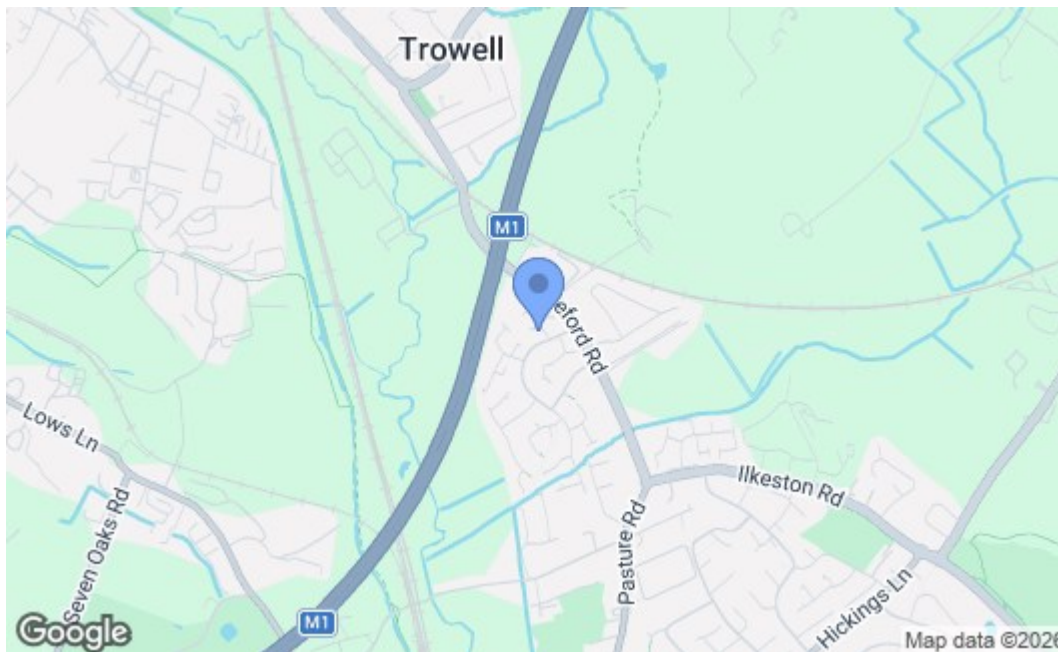
#### FAMILY BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with electric shower over. Partially tiled walls, radiator, double glazed window.

#### OUTSIDE

The property is situated on a corner plot with open plan front garden laid to lawn with shrub bed. Block paved driveway provides parking for at least three vehicles in tandem which runs along the side of the property to the brick built garage with up and over door, light and power. The rear garden is enclosed and has recently been re-landscaped to offer an attractive yet easy to maintain space with patio area beyond the rear elevation with steps leading to a lower garden, finished with an artificial lawn for ease of maintenance, with raised beds and planters. Steps lead to a further lower garden area with deck, patio and gravel bed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(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.