



Haynes Avenue  
Trowell, Nottingham NG9 3NY

**£230,000 Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A QUIET CUL-DE-SAC POSITION.

This property comes to the market in a ready to move in to condition with benefits including double glazing, gas fired central heating serving from a modern approximately 2 year old boiler which is controlled by a Hive Smart system. there is a modern fitted kitchen and useful cloakroom/w.c.

Situated in this highly regarded residential area within the village of Trowell. Trowell sits within easy reach of its neighbouring towns of Beeston, Stapleford and Ilkeston and has a great community feel and has a good rated primary school.

The property is set back from the road with a front garden, driveway providing ample off street parking, brick built garage and enclosed mature rear gardens with cobbled patio, lawn and colourful bedding.

Great for young families and first time buyers, due to the ever popular nature of this house type and location we strongly recommend an early internal viewing to avoid disappointment.



### Entrance Hall

Double glazed front entrance door, stairs to the first floor and doors to cloaks/w.c, lounge and kitchen.

### Cloaks/w.c.

Incorporating a two piece suite comprising wash hand basin, low flush w.c. Double glazed window.

### Lounge

12'11" x 12'9" approx (3.94m x 3.9m approx)

Coal effect gas fire with feature surround, radiator, double glazed window to the front and glazed French doors leading to:

### Dining Room

10'3" x 8'11" approx (3.14m x 2.73m approx)

Return door to kitchen, radiator, double glazed patio door to rear garden.

### Kitchen

10'4" x 9'10" approx (3.15m x 3.01m approx)

Incorporating a modern fitted range of wall, base and drawer units with roll edged work surfacing and inset 1½ bowl stainless steel sink and drainer. Gas cooker point, integral fridge and freezer. Plumbing and space for washing machine. Karndean flooring, double glazed window to the rear and double glazed rear exit door.

### First Floor Landing

Double glazed window, doors to bedrooms and bathroom. Hatch to boarded loft.

### Bedroom 1

12'8" x 11'0" approx (3.88m x 3.36m approx)

Fitted bedroom furniture including wardrobes, dressing table and drawers. Radiator, double glazed window to the front.

### Bedroom 2

12'0" x 10'4" approx (3.66m x 3.15m approx)

Fitted bedroom furniture including wardrobe, desk, cupboards and drawers. Radiator, double glazed window to the rear.

### Bedroom 3

9'1" x 7'11" approx (2.78m x 2.42m approx)

Built-in airing cupboard housing Baxi gas boiler (for central heating and hot water controlled by a Hive Smart system), hot water cylinder. Radiator, double glazed window to the front.

### Bathroom

6'10" x 5'7" approx (2.10m x 1.71m approx)

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

### Outside

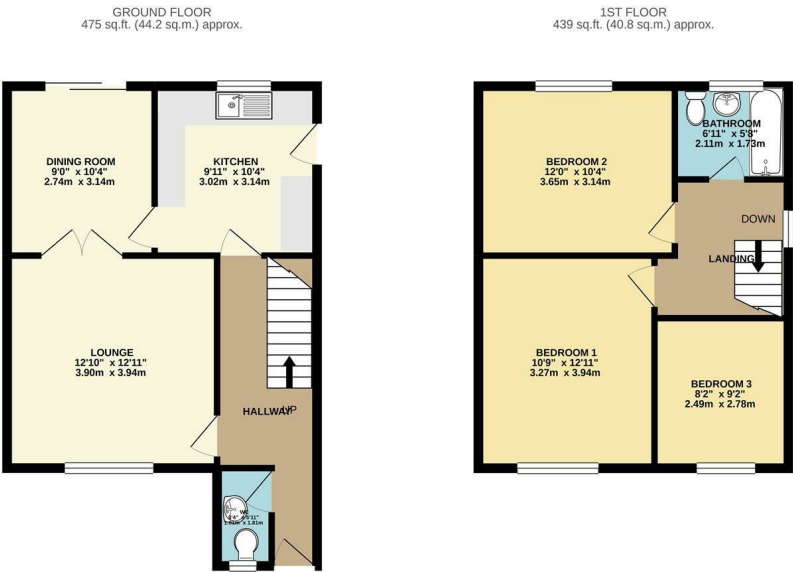
The property is set back from the road with front garden laid to lawn with well tended colourful shrubbery. Driveway providing off street parking for a number of vehicles which runs along the side of the property and leads to the single detached brick built garage. The rear garden is enclosed and has a cobbled patio area, beyond is a lawn flanked with colourful mature shrub beds and mature trees.

### Directions

From our Stapleford branch on Derby Road proceed to The Roach traffic lights. Turn left onto Church Street and continue into Pasture Road. At the mini traffic island turn left towards Trowell on Trowell Road. Follow the road as it becomes Stapleford Road, Trowell and at the T junction with The Festival Inn facing you turn left towards Ilkeston on Ilkeston Road. Proceed along the road turning second right onto Haynes Avenue taking the left fork following the road around where the property can be found on the right hand corner identified by our for sale board.







TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagor (10/2021)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
England & Wales 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		
England & Wales 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.