



**Trowell Grove**  
**Trowell, Nottingham NG9 3QJ**

A THREE STOREY, FOUR BEDROOM SEMI  
DETACHED HOUSE.

**Offers Over £300,000 Freehold**



We are pleased to offer for sale this surprisingly spacious four bedroom, three storey semi detached house.

This immaculately presented property comes to the market in a ready to move into condition and offers fantastic true family sized living accommodation with the benefit of gas fired central heating serviced from a combination boiler and double glazed windows throughout.

The property has many features, including a through lounge/diner with cast iron log burner to the lounge area, and double glazed conservatory beyond. There is a fully fitted dining kitchen with built in appliances. A professional loft conversion provides for a great master suite to the second floor with generous bedroom and en-suite shower room.

A forecourt provides off-street parking for three vehicles and there is a detached brick built (larger than average) single garage. The rear gardens are attractively landscaped with sections to lawn, patio, and a great barbeque and seating terrace with contemporary gazebo (great for alfresco dining and enjoying the British Summer).

Situated in the popular suburban village of Trowell, with a great community feel, local school, and close to open countryside yet conveniently situated close to the nearby towns of Ilkeston, Stapleford and Beeston, with good transport links leading to Nottingham city centre.

Ideally suited to a growing family, internal viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.  
Double glazed window.

## THROUGH LOUNGE/DINER

25'9" x 10'11" (7.86 x 3.34)

Inset cast iron log burner, two radiators, double glazed bay window to the front and double glazed French doors leading to the conservatory.

## CONSERVATORY

11'0" x 9'3" (3.37 x 2.84)

uPVC double glazed windows with French doors opening to the rear garden.

## DINING KITCHEN

12'2" x 11'6" (3.71 x 3.52)

Incorporating a fitted range of wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated washing machine and dishwasher. Space for American style fridge/freezer. Breakfast bar, radiator, double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Double glazed window. Stairs leading to the second floor.

## BEDROOM TWO

13'5" x 9'2" to wardrobes (4.1 x 2.8 to wardrobes)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

## BEDROOM THREE

12'0" x 11'1" (3.66 x 3.4)

Radiator, double glazed window to the rear.

## BEDROOM FOUR

7'5" x 6'5" (2.28 x 1.98)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

8'6" x 7'4" (2.61 x 2.24)

Incorporating a modern contemporary four piece suite comprising wash hand basin with vanity unit, low flush WC, bath and separate shower cubicle. Contemporary tiling to walls, radiator, double glazed window.

## SECOND FLOOR LANDING

Double glazed dormer window to the side, useful built-in cupboards to the stairwell and door to master bedroom.

## BEDROOM ONE

11'11" x 9'10" increasing to 15'4" (3.64 x 3 increasing to 4.68)

Sliding door mirror fronted wardrobes, radiator and Velux double glazed roof windows.

## EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle, heated towel rail, Velux double glazed roof window.

## OUTSIDE

There is a block paved enclosed forecourt offering parking for up to three vehicles. This, in turn, leads to a detached brick built garage. There is gated pedestrian access leading to the rear gardens with two inset lawns, patio area beyond the conservatory, barbeque area with attractive paving. Large raised decked terrace with gazebo.

## GARAGE

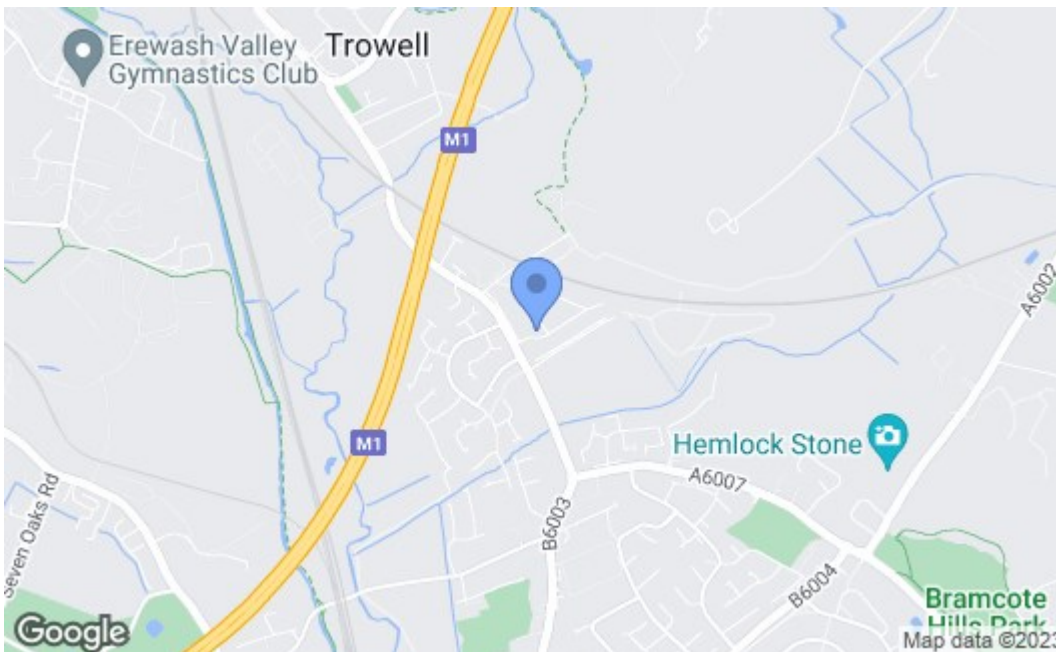
22'11" x 9'3" (7 x 2.84)

With manually operated roller door, light, power and door to the side.

## DIRECTION

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue onto Pasture Road. At the mini traffic island, turn left towards Trowell on Trowell Road. Follow the road, taking the second right onto Trowell Grove where the property can be found just after the turning onto Wortley Avenue, identified by our For Sale board. Ref: 7980PS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.