



Trowell Park Drive  
Trowell, Nottingham NG9 3RA

EXTENDED AND MODERN FOUR  
BEDROOM DETACHED FAMILY HOUSE,  
BUILT BY DAVID WILSON HOMES IN THE  
LATE 1980S

**Offers Over £360,000 Freehold**





WE ARE PLEASED TO OFFER FOR SALE THIS EXTENDED AND MODERN FOUR BEDROOM DETACHED FAMILY HOUSE, BUILT BY DAVID WILSON HOMES IN THE LATE 1980S.

This well presented property comes to the market in ready to move into condition. Features include UPVC double glazed windows with composite front and rear exit doors, gas fired central heating served from a Worcester gas boiler and a refurbished and updated conservatory which now acts as a fantastic garden room with solid vaulted roof. Further features of this property include a utility room, fitted kitchen, cloakroom/w.c. and the principal bedroom has been recently redecorated with fitted wardrobes and a contemporary en suite shower room with large low profile shower with drench shower system.

Off-street parking is provided for at least two vehicles to the front, which leads to an integral single garage and the rear gardens are attractively landscaped with block paved patio, lawns and garden shed. Located in this highly regarded residential suburb, known as Trowell Park, a modern development built in the late 1980s, sitting within the village of Trowell, which has its own primary school and good road links to the neighbouring towns and Nottingham city centre.

We are experiencing a particularly high level of demand for this property type and location at the present time and therefore recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Composite double glazed front entrance door, feature luxury vinyl tiled flooring, stairs to the first floor with understairs storage cupboard, doors to lounge/diner and kitchen.

## LOUNGE/DINER

24'7" x 11'7" (7.5 x 3.55)

Incorporating living flame effect gas fire with regency style surround. Wood flooring, two radiators, double glazed square bay window to the front and double glazed French doors to garden room.

## GARDEN ROOM

11'7" x 9'6" (3.55 x 2.92)

A great additional reception room with vaulted ceiling and inset low voltage spotlights, radiator, tiled flooring, double glazed windows and double glazed French doors opening to the rear garden.

## KITCHEN

11'8" x 10'1" (3.58 x 3.08)

Incorporating a range of modern fitted wall, base and drawer units with contrasting square edge work surfacing and inset 1½ bowl sink unit with single drainer. Built-in electric double oven, gas hob and extractor hood over. Appliance space, plumbing for dishwasher. Double glazed window to the rear and door to utility room.

## UTILITY ROOM

6'4" x 5'0" (1.95 x 1.54)

Range of base cupboards, contrasting square edge work surfacing, plumbing and space for washing machine and wall mounted Worcester gas boiler (for central heating and hot water.) Composite double glazed rear exit door, door to cloaks/w.c.

## CLOAKS/W.C.

Incorporating a two piece suite comprising wash hand basin and low flush w.c. Radiator and double glazed window.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM 1

12'7" increasing to 15'11" x 11'4" (3.86 increasing to 4.86 x 3.46)

Modern fitted wardrobes to one wall, luxury vinyl tiled wood effect flooring, radiator, double glazed windows to the front and door to en suite.

## EN SUITE

8'0" x 4'3" (2.44 x 1.31)

Incorporating a modern and contemporary three piece suite comprising wash hand basin with vanity unit, low flush w.c. and large low profile shower tray with shower screen and twin rose drench shower system. Partially tiled walls, heated towel rail and double glazed window.

## BEDROOM 2

9'6" x 9'1" (2.91 x 2.78)

T.V. point, radiator and double glazed window to the rear.

## BEDROOM 3

9'8" x 8'9" (2.95 x 2.67)

Radiator, T.V. point and double glazed window to the rear.

## BEDROOM 4

8'7" x 6'7" (2.64 x 2.01)

Radiator and double glazed window to the rear.

## FAMILY BATHROOM

8'9" x 6'5" (2.69 x 1.97)

Incorporating a three piece suite comprising wash hand basin, low flush w.c. and panel bath with electric shower over. Partially tiled walls, heated towel rail, built-in airing cupboard with lagged cylinder and double glazed window.

## OUTSIDE

A driveway provides off-street parking for two vehicles to the side and leads to an INTEGRAL SINGLE GARAGE with up and over door, light and power. Attractively landscaped and partially open plan front garden, finished in block paving and set flower and shrub beds. Gated pedestrian access at one side of the property leading to the rear garden, which is enclosed and attractively landscaped with a block paved patio area and matching pathway, two areas of lawn, colourful flower and shrub beds and garden shed. There is a further storage area at the far side of the property.

## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road. At the mini traffic island turn left onto Trowell Road, becoming Stapleford Road, Trowell. Turn first left onto Wychwood Drive, entering into the Trowell Park development and at the 'T' junction turn left onto Trowell Park Drive. Continue along where the property can be found on the left hand side.

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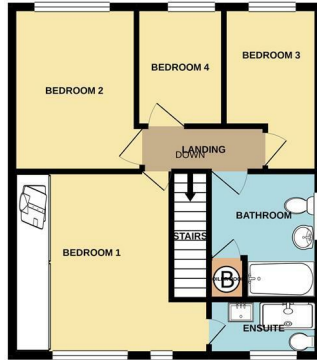




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.  
While 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 is to their operability or efficiency can be given.  
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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			
<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	

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