



**Wychwood Drive  
Trowell Park, Trowell NG9 3RB**

**Offers Over £350,000 Freehold**

A DAVID WILSON MID 1980'S FOUR  
BEDROOM, TWO BATHROOM, THREE  
TOILET DETACHED FAMILY HOUSE WITH  
DOUBLE GARAGE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION IN THE MID 1980'S THIS DAVID WILSON HOMES BUILT FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED HOUSE POSITIONED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION KNOWN LOCALLY AS "TROWELL PARK".

With accommodation over two floors, the ground floor comprises entrance hall with ground floor WC, through front to back lounge, dining room and spacious "L" shaped kitchen. The first floor landing then provides access to four bedrooms, en-suite bathroom and family bathroom suite.

The property also benefits from gas fired central heating from recently replaced boiler, driveway, double garage and enclosed garden space to the rear.

Other benefits to the property include its location being on the doorstep to open countryside, nearby shops and services in the nearby towns of Stapleford, Beeston and Ilkeston. For those needing to commute, there are good access roads nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal long term family home and would therefore highly recommend an internal viewing.



## ENTRANCE HALL

13'3" max x 8'3" (4.05 max x 2.52)

uPVC panel and double glazed front entrance door, turning staircase to first floor with decorative open spindle balustrade, double glazed window to half landing with stained glass top panel, radiator, useful understairs deep storage cupboard and doors to living room, dining room, kitchen and WC.

## GROUND FLOOR WC

5'7" x 2'7" (1.72 x 0.80)

Two piece suite comprising a low flush WC and corner wash hand basin with tiled splashbacks. Double glazed window to the front with stained glass top panel and radiator, wall mounted mirror fronted bathroom cabinet.

## LOUNGE

21'2" x 12'10" (6.47 x 3.92)

Double glazed bay window to the front with stained glass top panels, sliding double glazed patio doors to the rear opening out to the rear garden patio, two radiators, media points, wall light points and decorative brick and Comish slate fireplace incorporating a coal effect fire.

## DINING ROOM

10'0" x 9'3" (3.05 x 2.83)

Double glazed window to the rear, radiator, coving, folding doors to kitchen and double doors to the hallway.

## KITCHEN

18'11" x 7'9" (5.78 x 2.37)

A spacious "L" shaped room split into two halves with one part offering as a utility area with plumbing for washing machine, space for fridge/freezer, wall and base storage cabinets with roll top work surfaces, double glazed window to the side, uPVC panel and double glazed stable exit door to outside and also housing of the wall mounted Worcester (recently replaced) gas fired conventional boiler system. The utility area then opens out to the main part of the kitchen which offers an "L" shaped range of matching fitted base and wall storage cupboards with matching roll top work surface space with inset one and a half bowl sink unit with central mixer tap and draining board. Fitted counter-level Bosch four ring gas hob with extractor over and oven beneath, plumbing for slimline dishwasher, space for under-counter fridge or freezer, matching breakfast bar folding table, radiator, double glazed window to the rear and folding doors back through to the dining room.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space via pull down ladder. Airing cupboard housing hot water cylinder.

## BEDROOM ONE

10'7" x 10'5" (3.23 x 3.20)

Double glazed window to the rear, radiator and fitted wardrobes to one wall. Media points and door to en-suite.

## EN-SUITE

8'2" x 4'11" (2.51 x 1.51)

Four piece suite comprising separate tiled and enclosed shower cubicle

with mains shower, wash hand basin, bidet and low flush WC. Fully tiled walls, double glazed window to the front with stained glass top panel, radiator, extractor fan, shaver point and wall mounted mirror fronted bathroom cabinet.

## BEDROOM TWO

10'11" x 10'5" (3.34 x 3.20)

Double glazed window to the rear, radiator, fitted wardrobes, drawers and matching overhead storage cupboards.

## BEDROOM THREE

9'11" x 9'3" (3.04 x 2.82)

Double glazed window to the front with stained glass top panel, radiator and fitted wardrobes, matching overhead storage cupboards.

## BEDROOM FOUR

10'6" x 6'11" (3.21 x 2.12)

Double glazed window to the rear and radiator.

## BATHROOM

7'10" x 5'7" (2.40 x 1.72)

Three piece suite comprising panel bath, low flush WC and wash hand basin. Fully tiled walls, double glazed window to the front with stained glass top panel and fitted roller blind, extractor fan, radiator, shaver point and wall hung mirror fronted bathroom cabinet.

## OUTSIDE

To the front of the property there is a shaped tarmac driveway with block paved edging providing off-street parking for two/three vehicles which in turn leads to the double garage via electrically operated door, pedestrian gated access into the rear. The front garden has planted borders housing a variety of bushes and shrubbery.

## TO THE REAR

Enclosed by timber fencing to the boundary line and offers an initial paved patio seating area with matching pathway providing access to the side kitchen door and then gated access back around to the front. The rear garden is lawned with a well stocked planted array of borders housing a specimen range of bushes, shrubs, trees and plants. Decorative plum slate chippings, rear decked area with timber summerhouse, external lighting point and water tap.

## DETACHED DOUBLE GARAGE

With electrically operated front garage door, power and lighting points.

## AGENT'S NOTE

The property has the benefit of solar panels which we ask that you confirm the details of such via your solicitors prior to completion.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and head in the direction of Trowell. At the mini roundabout, turn left and continue in the direction of Ilkeston and then take the first left onto Wychwood Drive. The property can then be found on the right hand side, identified by our For Sale board.

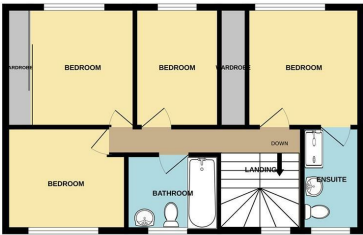




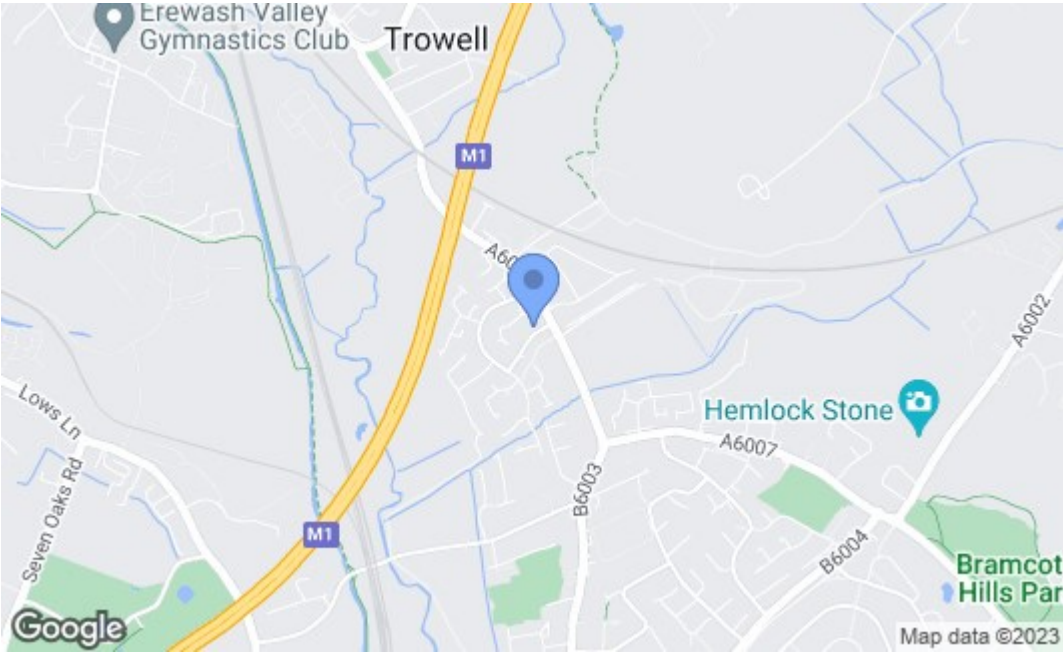
GROUND FLOOR



1ST FLOOR



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 Metropac 02/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	77	
(69-80) C		
(55-68) D		
(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.