



Trowell Park Drive
Trowell, Nottingham NG9 3RA

£339,995 Freehold

A FOUR BEDROOM DETACHED FAMILY HOME.



We are pleased to offer for sale this modern four bedroom detached family home offered for sale in a ready to move into condition.

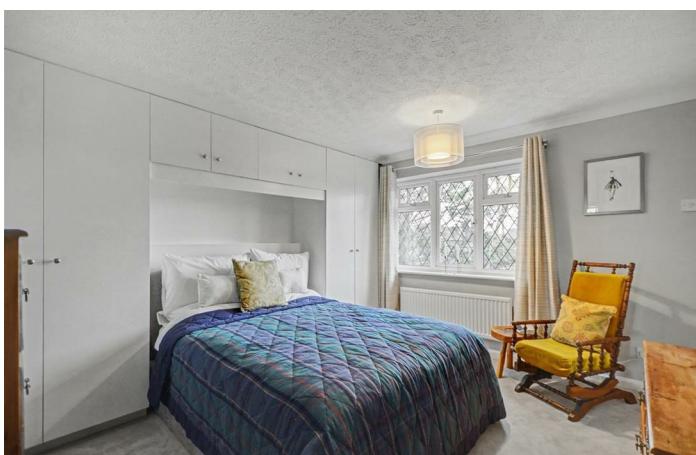
This property was built in the late 1980's by David Wilson Homes and has been particularly well maintained and improved over the years by the original owner. Features include the fitted kitchen with granite work surfacing and the utility room has integrated appliances. There is a useful cloaks/WC, the principal bedroom benefits from an en-suite bathroom.

Further features of this property include gas fired central heating served from a combination boiler and double glazed windows throughout. Solar panning* is situated on the roof, improving the energy efficiency of the property.

The property benefits from off-street parking for up to two vehicles, an integral garage and enjoys larger than average, mature gardens.

Situated in this popular and now established residential development known as "Trowell Park", located on the outskirts of the suburban village of Trowell, nestled between the nearby towns of Stapleford, Beeston and Ilkeston with easy access to all three, as well as Nottingham city centre. For those looking to commute further afield, Junction 25 of the M1 motorway is nearby.

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



ENTRANCE HALL

uPVC double glazed front entrance door, radiator, stairs to the first floor. Door to living room.

LIVING ROOM

13'8" increasing to 16'1" x 11'5" (4.17 increasing to 4.91 x 3.48)

Inset coal effect gas fired, radiator, walk-in double glazed bay window to the front. Opening to the dining room.

DINING ROOM

8'9" x 8'11" (2.67 x 2.73)

Radiator, double glazed French doors opening to the rear garden. Door to the kitchen.

KITCHEN

9'2" x 8'8" (2.8 x 2.66)

Range of modern fitted wall, base and drawer units with granite work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric Neff oven, Neff five ring gas hob and Neff extractor hood over. Integrated dishwasher and microwave. Electric heater, understairs store cupboard with matching units to kitchen with worktops over. Double glazed window to the rear. Door to the utility room.

UTILITY ROOM

Full height units to match the kitchen, cupboard housing the gas combination boiler (for central heating and hot water), integrated fridge and freezer. uPVC double glazed rear exit door. Door to cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin with vanity unit and low flush WC. Double glazed window.

FIRST FLOOR LANDING

Hatch and ladder to partially boarded loft, linen cupboard. Doors to the bedrooms and bathroom.

BEDROOM ONE

12'2" x 11'5" (3.72 x 3.48)

Fitted wardrobes with eye level units above bedhead, radiator, double glazed window to the front. Door to en-suite.

EN-SUITE

11'11" x 6'1" reducing to 4'8" (3.65 x 1.87 reducing to 1.43)

Three piece suite comprising wash hand basin with vanity

unit, low flush WC, panel bath with mixer shower attachment. Tiling to walls, underfloor heating, double glazed windows to the front.

BEDROOM TWO

10'2" x 8'7" (3.11 x 2.62)

Radiator, double glazed window to the rear.

BEDROOM THREE

10'7" x 6'10" (3.24 x 2.10)

Radiator, double glazed window to the rear.

BEDROOM FOUR

7'5" x 7'10" (2.27 x 2.40)

Radiator, double glazed window to the rear.

FAMILY SHOWER ROOM

6'10" x 5'9" (2.10 x 1.77)

Three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, walk-in shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, underfloor heating, tiling to walls, tiled floor, double glazed window.

OUTSIDE

To the front, the property has a semi-open plan garden with section laid to lawn. Mature and maintained trees and shrub bed. Block paved driveway providing off-street parking for two vehicles which leads to the integral single garage with an up and over door, light and power. The rear garden is fenced and enclosed and is over two gentle tiers with a patio area beyond the rear elevation and "L" shaped section of garden laid to lawn. There is a railway sleeper retaining wall and steps leading to a second tier where there is a further section of garden laid to lawn with a gravel area and small ornamental pond. There is a variety of mature flower and shrub borders. Garden shed.

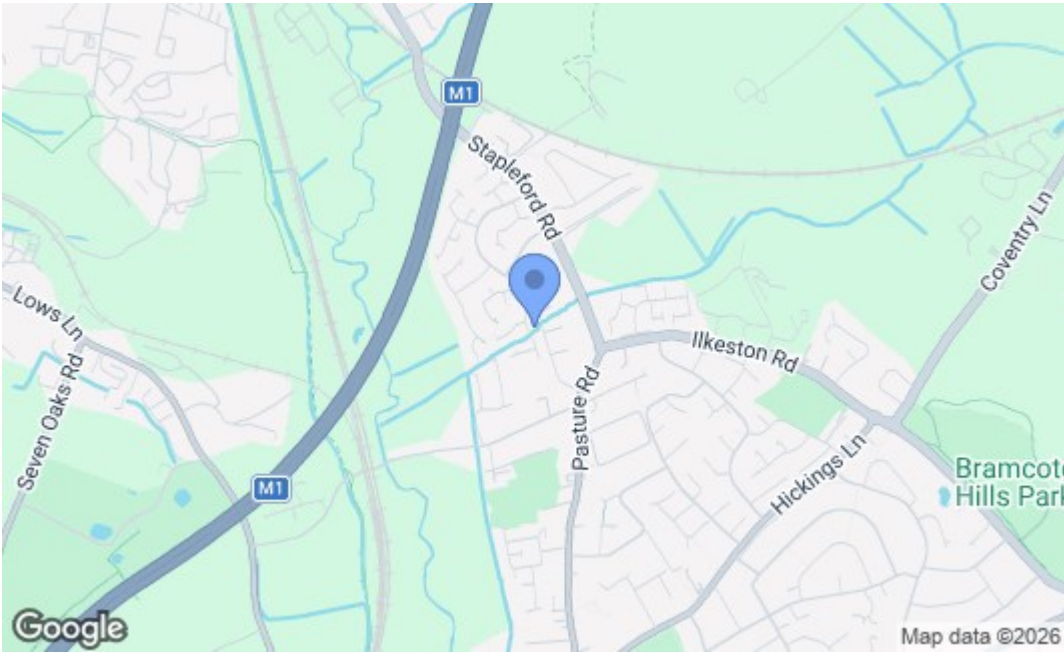
ADDITIONAL INFORMATION

The property was subject to a flood event in October 2023. Refurbishment and improvements have been made through an insurance claim with flood prevention measures installed. The area now benefits from a natural flood management scheme.

SOLAR PANELS

The property has solar panelling installed which was provided by a Government backed scheme. As a result, the property benefits from cheaper electricity. Further information is available upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.