



Northern Drive
Trowell, Nottingham NG9 3QL

A TWO BEDROOM SEMI DETACHED
HOUSE.

£210,000 Freehold

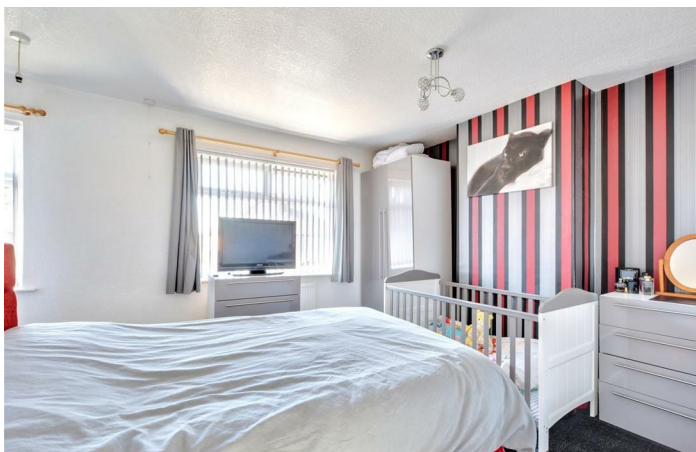


If you are a first time buyer looking for a ready to move into home, this two bedroom semi detached house could be ideal for you. NO UPWARD CHAIN.

Instantly attractive with a contemporary rendered front and with modern fixtures and fittings internally. Features include gas fired central heating served from a combination boiler, modern fitted dining kitchen with useful utility/small conservatory beyond, working CCTV cameras (which will need to be re-set), and ground floor cloaks/WC. The property benefits from off-street parking for two vehicles at the front. The property enjoys a good size rear garden with decked and patio areas and expansive lawn. There is also a large shed in the rear garden which could be made into a garden cabin.

Situated in the popular suburban village of Trowell, which has its own primary school and close to open space, yet conveniently situated with ease of access to the nearby larger towns of Stapleford, Ilkeston and Beeston. For those looking to commute further afield, the A52 provides direct access to Nottingham and Derby, and Junction 25 of the M1 motorway.

Ideal for couples and young families, internal viewing is recommended.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, door to living room. Storage cupboard under the stairs (accessible from the side entry).

LIVING ROOM

13'1" x 11'10" (4 x 3.63)

Radiator, double glazed bay window to the front.

DINING KITCHEN

12'0" x 10'11" (3.66 x 3.33)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, further appliance space. Understairs store cupboard, wall mounted gas fired combination boiler (for central heating and hot water). Radiator, double glazed window to the rear, door to utility/conservatory.

UTILITY/CONSERVATORY

7'5" x 7'1" (2.27 x 2.18)

A small, yet versatile space. This can be used as a utility room but could also be used as a dining or chill out space. Radiator, uPVC double glazed windows and door to rear, door to WC.

WC

Housing a low flush WC.

FIRST FLOOR LANDING

Double glazed window, hatch to majority boarded loft space.

BEDROOM ONE

11'5" x 12'0" increasing to 15'5" (3.48 x 3.67 increasing to 4.70)

Radiator, two double glazed windows to the front.

BEDROOM TWO

11'1" x 7'9" (3.39 x 2.38)

Radiator, double glazed window to the rear.

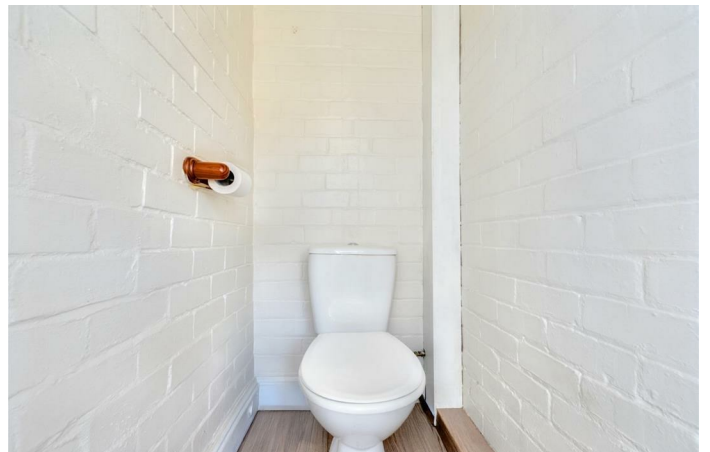
BATHROOM

Modern three piece suite comprising pedestal wash hand basin, low flush WC, "P" shaped shower bath with shower

screen and shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE

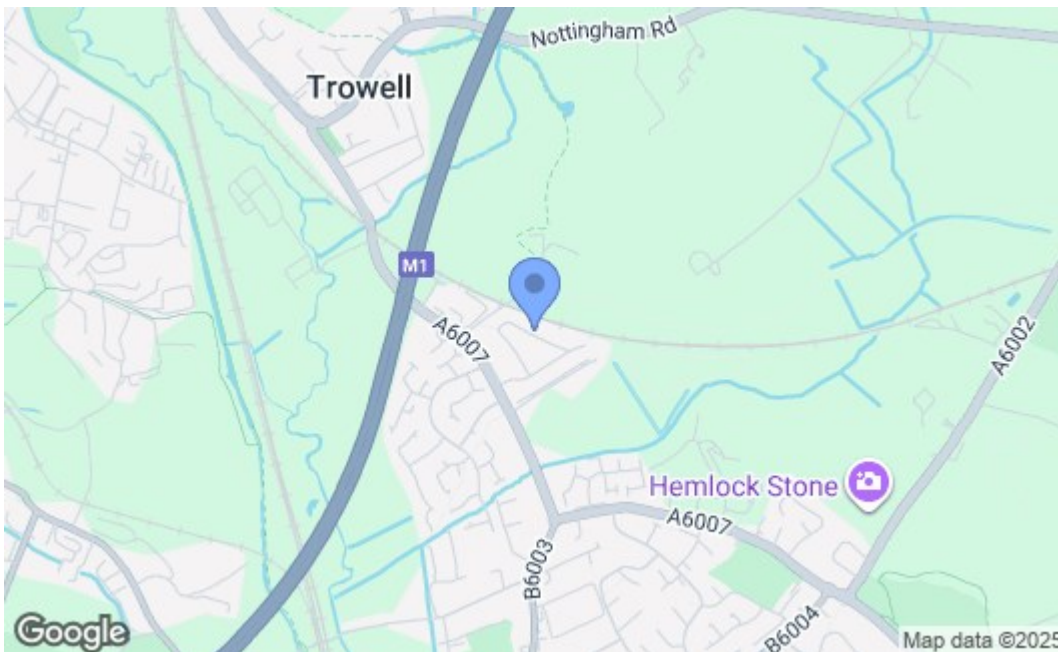
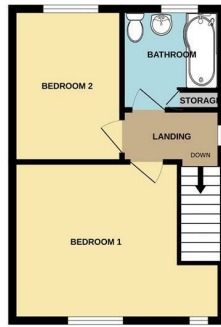
To the front is a paved forecourt providing off-street parking for two vehicles side-by-side, gated pedestrian access at the side of the house leading to the rear garden. This comprises a small decked area beyond the rear elevation, giving way to a further larger patio area, beyond which is an expansive lawn and large garden shed which could be made into a garden cabin. At the foot of the plot is a further landscaped area finished with paving and gravel, and there is also a greenhouse.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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 (CO₂) 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.