



4 Colonsay Close  
Trowell, Nottingham NG9 3RD

**£235,000 Freehold**

A MODERN THREE BEDROOM DETACHED HOUSE, SET BACK FROM THE ROAD IN THIS SMALL CUL DE SAC LOCATION.



SET BACK FROM THE ROAD IN THIS SMALL CUL DE SAC IS THIS MODERN THREE BEDROOM DETACHED HOUSE.

With a well presented and modern interior, the ready to move into features include a UPVC double glazed conservatory with fitted study style furniture, great for those wishing to work from home. The property is double glazed throughout and has gas fired central heating served from a modern boiler.

The internal accommodation briefly comprises: Entrance hall, through lounge/dining room with feature oak bi-fold doors leading to conservatory. There is a modern Shaker style fitted kitchen. To the first floor the landing provides access to three bedrooms and modern bathroom suite.

Set back from the road with a driveway providing off road parking leading to a detached brick built garage, a further feature is the recently landscaped attractive rear gardens, designed with a great use of space with lawn, attractive tiled paving pathways and patio behind the garage offering a private space great for al-fresco dining.

Situated in this established residential location known as Trowell Park within the village of Trowell, road networks lead to the neighbouring towns of Beeston, Ilkeston and Stapleford and of course Nottingham and Derby as well as junction 25 or 26 of the M1 motorway.

A fantastic home for young families and first time buyers, an early internal viewing comes highly recommended. NO CHAIN



## ENTRANCE HALL

With double glazed front entrance door, radiator, stairs to the first floor with under stairs store cupboard.

## LOUNGE/DINING ROOM

23'8" x 11'5" narrowing to 9'4" (7.22 x 3.48 narrowing to 2.87)

The lounge area has a flame effect gas fire with contemporary feature surround, radiator and double glazed window to the front. The dining area has oak wood flooring, radiator and contemporary glazed oak bi-fold doors leading to conservatory.

## CONSERVATORY

12'9" x 9'4" (3.89 x 2.85)

Oak wood flooring, radiator and contemporary fitted study style furniture with work station, eye level units, shelving and tall cupboard with shelving. UPVC double glazed windows and French doors leading to the rear garden.

## KITCHEN

9'11" x 8'3" (3.03 x 2.52)

Incorporating a modern Shaker style range of fitted wall base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and dishwasher. Radiator, double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Built in airing cupboard with lagged cylinder and wall mounted gas boiler (for central heating and hot water).

## BEDROOM 1

12'6" x 10'3" (3.82 x 3.14)

Fitted bedroom furniture including wardrobes, shelving, drawers and eye level units above bed head. Radiator and double glazed window to the front.

## BEDROOM 2

10'9" x 10'4" (3.28 x 3.16)

Radiator and double glazed window to the rear.

## BEDROOM 3

7'6" x 6'6" (minimum) (2.31 x 2.00 (minimum))

Fitted wardrobe with drawer under, radiator and double glazed window to the front.

## FAMILY BATHROOM

7'5" x 5'0" (2.27 x 1.53)

Incorporating a modern three piece suite including a shaped shower/bath with shower and screen over. Pedestal wash hand basin and low flush WC. Tiling to walls, heated towel rail and double glazed window.

## OUTSIDE

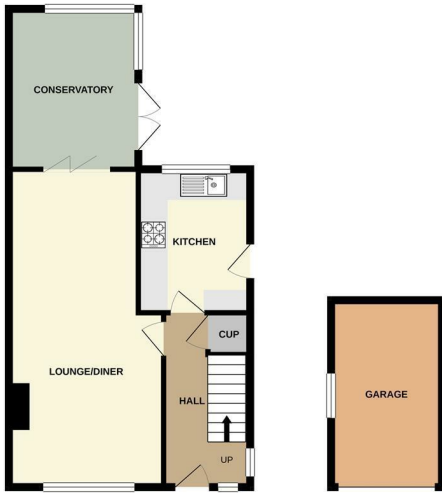
The property is set back from the road with an open plan front garden laid to lawn. Driveway/car standing for several vehicles leading to detached brick built single garage. The rear gardens are attractively landscaped and enclosed with feature tiled pathways and small seating area beyond the conservatory with steps leading to a lower garden with lawn and matching tiled pathways to the far side of the house and also to the main patio area offering a secluded space behind the garage, great for al-fresco dining.

## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road proceed to the Roach traffic lights. Turn left onto Church Street. Continue into Pasture Road, At the mini traffic island turn left onto Trowell Road, becoming Stapleford Road Trowell. Follow the road along turning second left onto Trowell Park drive. Turn right onto Colonsay Close and follow the road round to the left where the property can be found in the left hand corner.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

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.