Robert Ellis

look no further...







45 Trowell Park Drive
Trowell, Nottingham NG9 3RA

GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME

£350,000 Freehold

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WE ARE PLEASED TO OFFER FOR SALE THIS GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME.

Built by David Wilson Homes in the late 1980s, to one of the larger designs of properties, in this popular and now established residential suburb know as 'Trowell Park'. Features of this property include a great open plan family dining kitchen, UPVC double glazed conservatory, cloaks w.c., utility room and modern bathroom and en suite facilities to the principal bedroom.

Situated on a generous plot, the property boasts ample off-street parking, detached brick built double garage and pleasantly landscaped rear gardens, a great space for families to enjoy.

Trowell Park is situated on the edge of the village of Trowell, which has its own primary school and offers good road links to the neighbouring towns of Beeston, Stapleford and Ilkeston and for those wishing to commute, Nottingham city centre is within easy reach, as is the A52 and M1 Motorway.

A fantastic home for growing families, we strongly recommend an early internal viewing to avoid disappointment.





RECEPTION HALLWAY
Dogleg staircase leading to the first floor with wooden spindle balustrade, radiator and doors to ground floor rooms.

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

LOUNGE
21'0" x 11'9" (6.42 x 3.6)
Feature fireplace with inset coal effect gas fire, radiator, glazed double doors from hallway, double glazed bay window to the front and patio door leading to the conservatory.

CONSERVATORY
12'5" x 9'6" (3.8 x 2.9)
UPVC double glazed construction with French doors leading to the rear garden.

OPEN PLAN DINING KITCHEN
18'5" x 9'10" (5.63 x 3)
Incorporating a range of modern fitted wall, base and drawer units with contrasting roll edge work surfacing and matching breakfast bar. Inset 1½ bowl sink unit with single drainer. Built-in electric double oven, hob and extractor hood over. Integrated dishwasher and space for tall fridge/freezer. Radiator and two double glazed windows to the rear.

UTILITY ROOM
9'1" x 5'2" (2.77 x 1.6)
Base units with work surfacing, plumbing for washing machine, double glazed window and door to rear.

FIRST FLOOR LANDING
Built-in airing cupboard, hatch, pull-down ladder to boarded loft, housing the gas combination boiler (for central heating and hot water.)

BEDROOM 1
10'7" x 10'0" (to wardrobes) (3.25 x 3.05 (to wardrobes))
Fitted mirror fronted wardrobes to one wall, radiator, double glazed window to the front, door to en suite.

EN SUITE
Incorporating a modern three piece white suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle. Partially tiled walls, heated towel rail and double glazed window.

BEDROOM 2
10'9" x 9'10" (3.3 x 3.01)
Radiator and double glazed window to the rear.

BEDROOM 3
9'10" x 6'10" (3.01 x 2.1)
Radiator and double glazed window to the rear.

BEDROOM 4
9'5" x 9'1" (2.89 x 2.77)
Currently used as a study with radiator and double glazed window to the front.

FAMILY BATHROOM
Incorporating a white three piece suite comprising wash hand basin with vanity unit, low flush w.c., and panel bath with mixer shower attachment. Partially tiled walls, radiator and double glazed window.

OUTSIDE
The property has an open plan front garden, laid to lawn with colourful flower beds. Driveway/car standing for several vehicles leading to the double garage. There is gated pedestrian access at the side of the property leading to the rear garden. The rear garden is enclosed and of a generous size, laid mainly to lawn, with attractive patio area surrounding the rear elevation and there is colourful bedding.

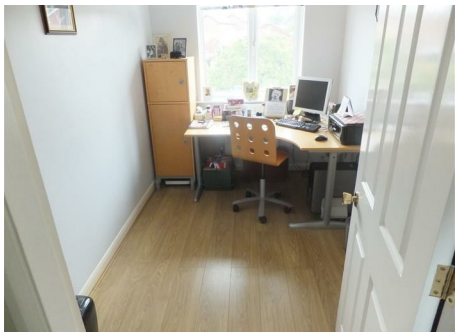
GARAGE
16'8" x 16'1" (5.09 x 4.92)
Of brick construction with a pitched tiled roof incorporating useful storage, electric up and over door, light and power. Double glazed window and courtesy door to rear.

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 and at the mini traffic island turn left onto Trowell Road, becoming Stapleford Road, Trowell. Tum second left onto Trowell Park Drive and follow the road down where the property can be found on the left hand side before the junction with Wychwood Drive.

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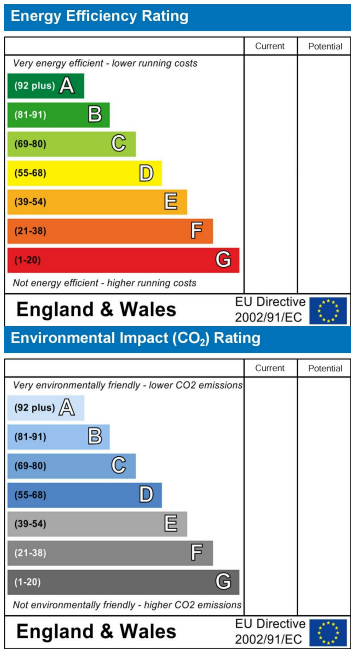












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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