



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

Asking Price £320,000 Freehold

A RELATIVELY MODERN FOUR BEDROOM
DETACHED FAMILY HOUSE OFFERED FOR
SALE WITH THE BENEFIT OF NO UPWARD
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS LATE 1980'S CONSTRUCTED FOUR BEDROOM DETACHED FAMILY HOUSE WITH TWO BATHROOMS AND THREE TOILETS.

Situated within the popular and established residential development known locally as "Trowell Park" on the outskirts of the village of Trowell which has the benefit of its own primary school, close to many open spaces, great for commuting and families, as well as good road network access to the neighbouring towns of Ilkeston, Stapleford and Beeston which is well served by a vast amount of shops, services and national/independent retailers.

There is also easy access to the two main cities of Nottingham and Derby via the A52 and there are also links to the M1 Junctions 25 and 26, Ilkeston train station, as well as localised road networks and bus services.

The property has accommodation over two floors, the ground floor comprising entrance hall, bay fronted living room, dining room, relatively modern kitchen with understairs pantry, separate utility room and ground floor WC. The first floor landing then provides access to four bedrooms (principal with en-suite) and a family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, integral garage and enclosed garden to the rear.

We believe the property would make an ideal family home and we highly recommend an internal viewing.



ENTRANCE HALL

6'0" x 5'3" (1.85 x 1.61)

Panel and stained double glazed front entrance door, dado rail, radiator, alarm control panel, telephone point, staircase rising to the first floor. Door to living room.

LIVING ROOM

15'4" into bay x 11'5" (4.68 into bay x 3.48)

Double glazed bay window to the front (with fitted blinds), two radiators, laminate flooring, coving, decorative ceiling rose, media points, flame log effect plug-in electric fire. Georgian double doors to dining room.

DINING ROOM

9'0" x 8'10" (2.75 x 2.70)

uPVC panel and double glazed French doors opening out to the rear garden, radiator, coving. Georgian double doors back to the living room and further door to kitchen.

KITCHEN

9'4" x 8'8" (2.85 x 2.66)

The kitchen is equipped with a modern "L" shaped range of fitted base and wall storage cupboards and drawers with laminate style square edge work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Integrated fridge, fitted four ring hob with extractor over and oven beneath, tiled splashbacks, double glazed window to the rear (with fitted roller blind), extractor fan, radiator, TV point, space for bistro table and chairs, useful understairs walk-in pantry with shelving and coat pegs. Door back to the dining room and door to utility room.

UTILITY ROOM

5'10" x 4'11" (1.80 x 1.50)

Equipped with a matched range of fitted base and wall storage cupboards with matching laminate square edge work surfacing with tiled splashbacks. Plumbing and space for under-counter washing machine and dishwasher, wall mounted "Baxi" boiler. Panel and double glazed Georgian-style exit door to outside and door to WC.

WC

4'11" x 2'3" (1.50 x 0.70)

Two piece suite comprising push flush WC, wash hand basin with hot and cold water taps, uPVC double glazed window to the side, radiator, towel rail.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Dado rail, loft access point to an insulated loft space.

BEDROOM ONE

12'2" x 11'5" (3.71 x 3.50)

Georgian-style double glazed window to the front, radiator, range of fitted bedroom furniture including wardrobes and bedside cabinets. Door to en-suite.

EN-SUITE

12'0" x 4'11" (3.66 x 1.50)

Three piece suite comprising separate tiled and enclosed shower cubicle with mains ran shower, push flush WC, wash hand basin with mixer tap. Two Georgian-style double glazed windows to the front (both with fitted blinds), radiator, wall mounted shaver point, extractor fan.

BEDROOM TWO

10'4" x 8'5" (3.17 x 2.57)

Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE

10'5" x 6'10" (3.20 x 2.10)

Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM FOUR

7'11" x 7'4" (2.43 x 2.25)

Double glazed window to the rear overlooking the rear garden, radiator, telephone point.

BATHROOM

8'10" max x 6'10" (2.70 max x 2.09)

Three piece suite comprising panel bath with mixer tap, shower over with foldaway glass shower screen, push flush WC, wash hand basin with mixer tap. Partial wall tiling, chrome ladder towel radiator, pull-out bathroom mirror, shaver point, extractor fan, airing cupboard housing hot water cylinder with shelving and storage space.

OUTSIDE

To the front of the property there is a good size block paved driveway providing off-street parking to the front side-by-side for two/three vehicles, pedestrian gated access then leads down the side of the property into the rear garden, there is access to the front entrance porch and garage up and over door.

TO THE REAR

Enclosed by timber fencing with concrete posts and gravel boards to the boundary line with a good size initial block paved patio seating area (ideal for entertaining). This then leads up via small stepped access to a shaped lawn section with planted borders housing a well stocked variety of mature bushes, shrubs, trees and plants. Within the garden there is an external water tap and lighting point. A side pathway then provides access back to the front, as well as offering a personal side access door into the garage.

GARAGE

18'10" x 8'5" (5.76 x 2.57)

Up and over door to the front, fitted workbench to the rear, power and lighting points. There is a hot and cold water feed within the garage potential for a washing machine, tumble dryer or other kitchen appliance.

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, continue left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island, veer left and then take the next left onto Wychwood Drive. The property can be found on the right hand side.

COUNCIL TAX

Broxtowe Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Flood Risk - Surface Water - low, Rivers & Sea - very low

Flood Defenses - No

Sewage – Mains supply

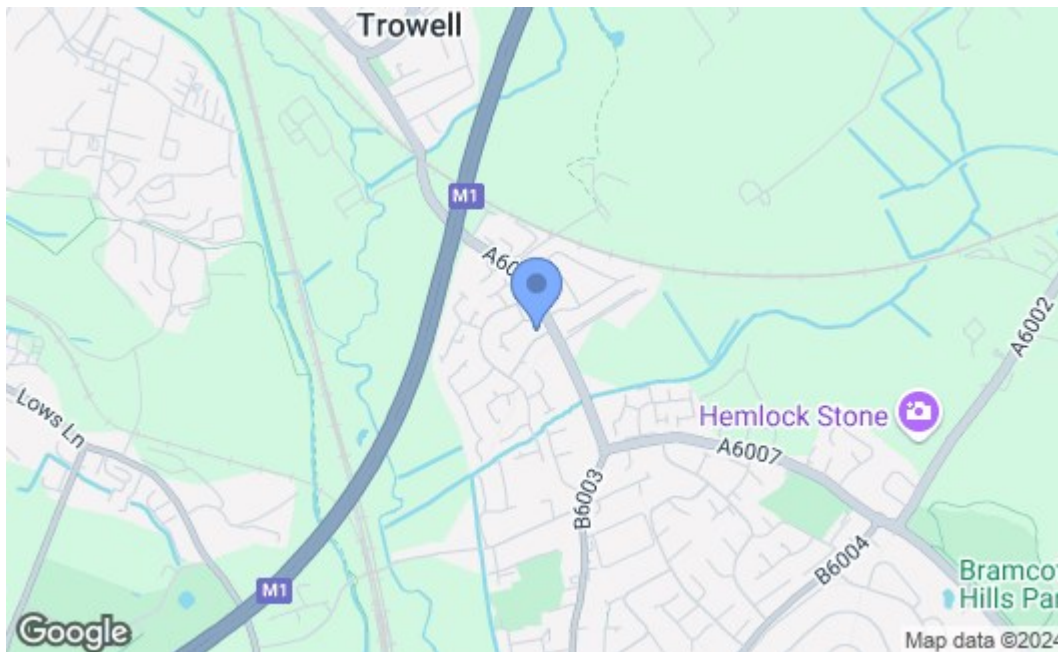
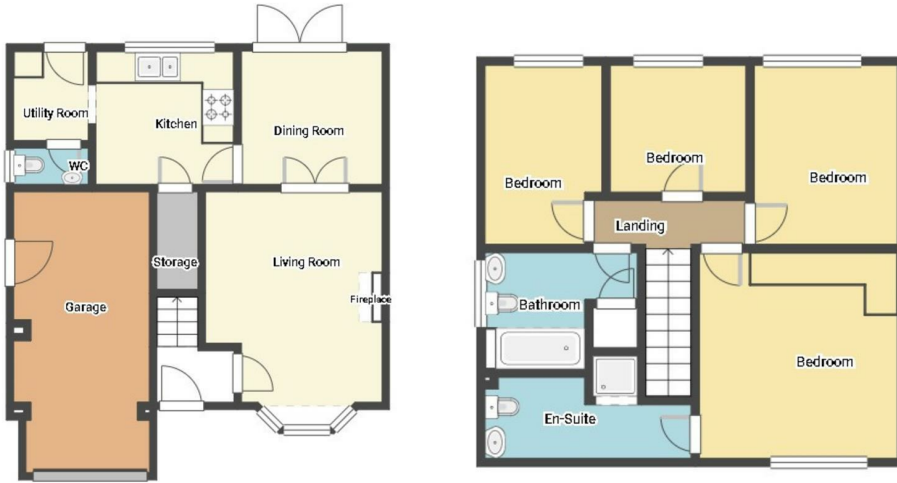
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	56
(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.