



Barleydale Drive  
Trowell, Nottingham NG9 3QS

A THREE BEDROOM DETACHED  
BUNGALOW.

**£325,000 Freehold**



We are pleased to offer for sale this surprisingly spacious three bedroom detached bungalow offered for sale with NO CHAIN in a ready to move into condition.

Built in the mid 1980's, this property comes to the market for the first time since the original owners bought it.

The property has been extremely well maintained and improved over the years and more recently has the benefit of replacement fitted kitchen with new floor coverings and redecoration, allowing the incoming buyer to move straight in.

Further features of this property are a useful cloaks/WC, uPVC double glazed windows and gas fired central heating served from a combination boiler.

Situated in this popular and established residential suburb known as "Trowell Park" within the urban village of Trowell. There is a regular bus service at the top of the estate and is convenient for the nearby towns of Beeston, Stapleford and Ilkeston, as well as Nottingham city centre.

The property is situated on a generous garden plot with a driveway providing ample off-street parking leading to a detached brick built garage. The rear gardens are gently tiered and offer an array of colourful plants and shrubs.

Offered for sale with NO CHAIN. Internal viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, radiator.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Heated towel rail, double glazed window.

## LOUNGE/DINER

23'4" x 12'0" reducing to 10'7" (7.12 x 3.68 reducing to 3.25)

A spacious room with flame effect gas fire with Adam-style surround, radiator, door to kitchen, door to inner hallway, double glazed square bay window to the front.

## KITCHEN

13'11" x 7'10" (4.25 x 2.41)

Incorporating a brand new range of Shaker-style fitted wall, base and drawer units, work surfacing, inset one and a half bowl stainless steel sink unit with a single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, space for tall fridge/freezer. Built-in cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window and door to the side.

## INNER HALLWAY

Hatch and ladder to partially boarded loft.

## BEDROOM ONE

12'8" x 9'7" (3.87 x 2.94)

Fitted wardrobes, radiator, double glazed window to the rear.

## BEDROOM TWO

10'4" x 6'10" plus door recess (3.15 x 2.09 plus door recess)

Radiator, double glazed window to the rear.

## BEDROOM THREE

9'3" x 7'11" (2.84 x 2.42)

Radiator, double glazed window to the side.

## BATHROOM

7'1" x 5'6" (2.16 x 1.70)

Incorporating a modern three piece suite comprising wash

hand basin, low flush WC and bath. Tiling to walls, heated towel rail, double glazed window.

## OUTSIDE

To the front is a partially open plan front garden with gravel beds infilled with plants and shrubs. There is a driveway providing off-street parking with wrought-iron gates, further off-street parking with a driveway and leads to a detached brick built single garage. There is a wrought-iron pedestrian gate giving additional security leading to the rear garden. The rear garden is fenced and enclosed with patio area and dwarf retaining wall to a deep set flower and shrub bed. There are gentle steps to one side of the garden giving access to the garden area where there are further evergreen shrubs, plants and flowerbeds with some gravel areas.

## GARAGE

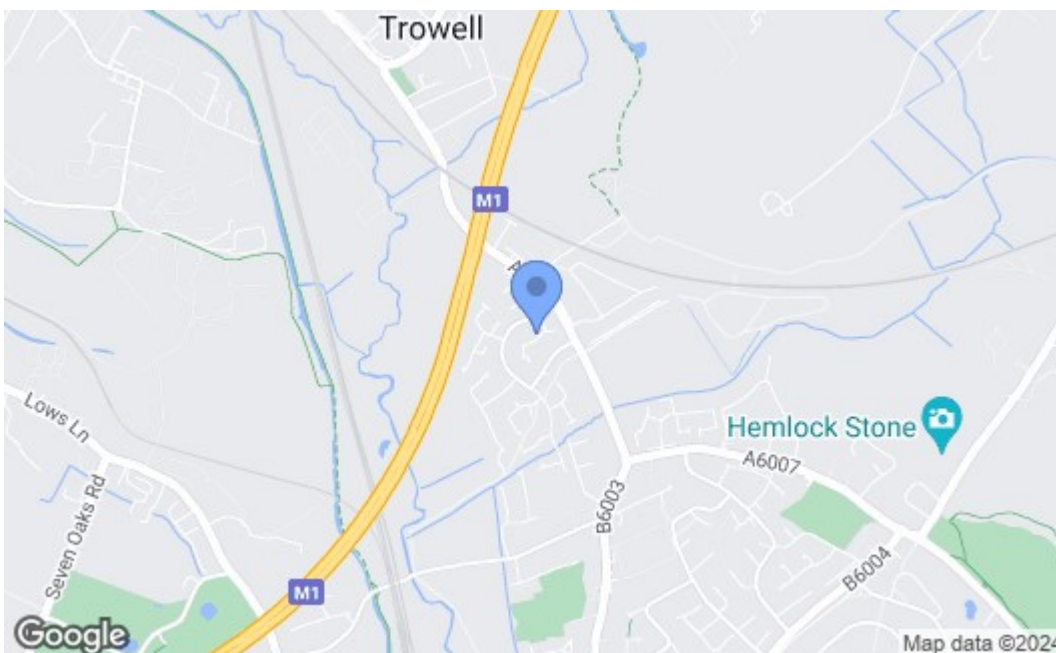
20'4" x 8'10" (6.2 x 2.7)

Detached brick built single garage with up and over door to the front, light and power, courtesy door to the rear garden.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			
<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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.