



**Buttermead Close
Trowell, Nottingham NG9 3QT**

£350,000 Freehold

A FOUR BEDROOM DETACHED HOUSE.



Tucked away at the head of a small cul de sac can be found this modern four bedroom detached family house.

This particularly well presented property has been recently updated by the current owner with improvements including a replacement gas combination boiler within the last 3 years, serving the central heating system, recently replaced carpets and floor coverings and redecoration, making this property ready to move into.

Further features of this property include double glazed windows, a generous uPVC double glazed conservatory, driveway providing ample off-street parking and a detached brick built garage.

The property enjoys attractively landscaped rear gardens and is situated in this highly regarded residential suburb known as "Trowell Park" within the suburban village of Trowell. Far from being isolated, the area offers great commutability to the nearby market towns of Beeston and Ilkeston, as well as Nottingham city centre. Local schools and open space are also close by.

We recommend an internal viewing.



ENTRANCE HALL

Double glazed window. Front entrance door, radiator, stairs to the first floor.

CLOAKS/WC

5'2" x 4'3" (1.6 x 1.3)

Two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

LIVING ROOM

16'11" x 13'0" (5.18 x 3.98)

Double doors to dining room, double glazed patio doors leading to the conservatory.

CONSERVATORY

19'11" x 7'8" increasing to 10'7" (6.08 x 2.35 increasing to 3.24)

Engineered wood block flooring, uPVC double glazed windows, French doors opening to the rear garden.

DINING ROOM

9'5" x 9'1" (2.88 x 2.78)

Radiator, double glazed window, archway through to the kitchen.

KITCHEN

11'9" x 9'4" (3.6 x 2.85)

Incorporating a fitted range of wall, base and drawer units, contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated dishwasher, plumbing and space for washing machine. Cupboard housing 'Atag' gas combination boiler (for central heating and hot water) Fitted approximately 2 years ago. Double glazed window to the front, double glazed door to the side.

FIRST FLOOR LANDING

Loft hatch, linen cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE

11'8" x 10'0" (3.56 x 3.06)

Built in wardrobe, radiator, double glazed box bay window to the front.

BEDROOM TWO

10'0" x 9'7" (3.07 x 2.93)

Fitted wardrobe, radiator, double glazed window to the front.

BEDROOM THREE

8'10" x 7'10" (2.7 x 2.41)

Built-in wardrobe, radiator, double glazed window to the rear.

BEDROOM FOUR

9'8" x 6'5" (2.95 x 1.96)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

Three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with thermostatically controlled shower over. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE

The property is situated towards the head of a small cul de sac with a partially open plan front garden laid to lawn. The rear gardens are attractively landscaped with a small patio area beyond the conservatory and a pathway running to one side of the property to an attractive shaped patio area at the foot of the plot. There is a section of garden laid to lawn and colourful, well-tended bedding. A driveway provides off-street parking and runs to the side of the property where there is further off-street parking and this, in turn, leads to a detached brick built single garage.

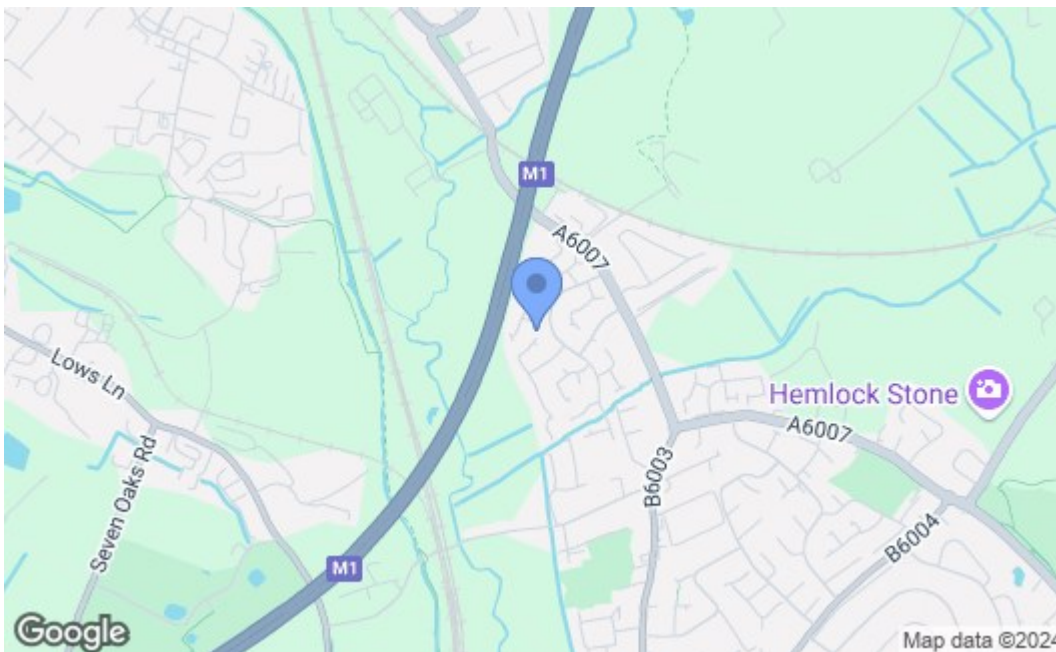
COUNCIL TAX

Broxtowe Borough Council Band D.

ENERGY PERFORMANCE CERTIFICATE

Since the EPC was commissioned the owner has replaced the gas boiler which will improve the energy efficiency of the property.





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