

Barleydale Drive  
Trowell, Nottingham NG9 3QS

**£399,950 Freehold**

A SURPRISINGLY SPACIOUS & ADAPTED  
FOUR BEDROOM, THREE BATHROOM,  
FOUR TOILET DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SURPRISINGLY SPACIOUS FOUR BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED FAMILY HOUSE OCCUPYING ARGUABLY ONE OF THE LARGEST PLOTS ON THE ESTATE WITH AMPLE PARKING, GENEROUS GARDENS AND DETACHED GARDEN ROOM/OFFICE WITH THE BENEFIT OF HOT AND COLD AIR CONDITIONING.

Overall, the property comprises entrance hall, ground floor WC, living room, dining kitchen, side lobby, utility room, snug/sitting room, ground floor bedroom and en-suite facility to the ground floor. The first floor landing then provides access to three bedrooms, large en-suite to master, and family bathroom.

The property also benefits from gas fired central heating, double glazing throughout, ample off-street parking and generous gardens surrounding the property, incorporating a detached garden room office.

The ground floor could also offer an annex style facility with an en-suited bedroom and a separate living room located away from the main living space.

The property is located in this quiet and desirable residential cul de sac just off Trowell Park Drive which offers easy access to excellent nearby schooling, a range of transport links to and from the surrounding areas, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space such as Pit Lane, Ilkeston Road Recreation Ground and Bramcote Hills Park. There is also a wide variety of shops, services and amenities situated within the neighbouring towns of Stapleford, Ilkeston and Beeston.

It is quite rare to find a property that offers such flexibility and adaptability, both inside and out, with the potential of the annex facilities on the ground floor, the spaciousness of the three bedrooms and en-suite to the first floor and externally having the garden office which could double-up as a studio or gym.

We would highly recommend an internal viewing to fully appreciate what is on offer.



## ENTRANCE HALL

7'4" x 5'0" (2.25 x 1.54)

Composite and double glazed front entrance door with full height double glazed windows to either side of the door, radiator with display cabinet, staircase rising to the first floor, decorative wood spindle balustrade, oak panel doors leading through to the living room and ground floor WC.

## GROUND FLOOR WC

5'5" x 4'7" (1.67 x 1.41)

Two piece suite comprising push flush WC, wash hand basin with mixer tap with storage cabinets beneath. Decorative tile splashbacks, radiator, double glazed window to the front (with fitted blinds).

## LIVING ROOM

16'10" x 13'0" (5.15 x 3.98)

Double glazed French doors which lead out onto the rear garden patio (with fitted blinds), two radiators, media points, Georgian-style panel and glazed French doors leading through to the dining kitchen.

## DINING KITCHEN

21'6" x 9'4" (6.57 x 2.85)

Comprises a matching range of fitted, soft-closing base and wall storage cupboards and drawers, with square edge laminate-effect worktops. Inset one and a half bowl sink unit with draining board and mixer tap, decorative tile splashbacks surrounding. Fitted 'SMEG' five ring gas hob with extractor canopy over, in-built eye level double oven and combination grill, integrated dishwasher and fridge/freezer, integrated washing machine. Ample space for dining table and chairs, two vertical radiators, double glazed window to the front (with fitted blinds), double glazed French doors (with fitted blinds) open out into the rear garden. Archway opening through into the side lobby.

## SIDE LOBBY

5'0" x 4'0" (1.53 x 1.23)

Composite and double glazed side entrance door providing access from the front driveway, double glazed window to the front, archway leading back through the kitchen, oak panel internal door leading through to the utility room.

## UTILITY ROOM

15'6" x 4'8" (4.74 x 1.43)

Space for further kitchen appliances (if required), as well as general storage space, uPVC panel and double glazed exit door to the garden with double glazed window to the side of the door. Radiator, oak panel internal door leading through to the snug/sitting room.

## SNUG/SITTING ROOM

14'9" x 6'9" (4.52 x 2.06)

Double glazed window to the front (with fitted blinds), radiator, access to an insulated attic space. Oak panel internal door leading through the ground floor double bedroom.

## GROUND FLOOR DOUBLE BEDROOM

11'1" x 8'1" (3.40 x 2.47)

Radiator, double glazed window to the side (with fitted blinds), further attic access to insulated loft space. Oak panel internal door to the en-suite.

## EN-SUITE

7'11" x 3'10" (2.43 x 1.18)

Three piece suite comprising walk-in tiled shower cubicle with mains shower, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, extractor fan, ladder towel radiator, double glazed window to the side, wall mounted bathroom cabinet.

## FIRST FLOOR LANDING

Loft access point to a boarded, lit and insulated loft space via pull-down loft ladders. Boiler cupboard which houses the gas fired combination boiler for central heating and hot water purposes. Oak panel doors leading through to all three bedrooms.

## BEDROOM ONE

13'3" x 9'8" (4.06 x 2.96)

Double glazed box bay style window to the front, radiator, ceiling light and fan, double doors leading to a fitted double wardrobe, further oak panel internal door to the en-suite.

## EN-SUITE

9'6" x 7'0" (2.92 x 2.14)

Four piece suite comprising double sized tiled and enclosed shower cubicle with mains shower and glass screen and shower doors, two separate wash hand basins both with mixer taps and storage cabinets beneath, push flush WC. Fully tiled walls and floor, ladder style towel radiator, extractor fan, two wall mounted LED lit bathroom mirrors. Double glazed window to the rear (with fitted roller blind).

## GUEST BEDROOM TWO

10'2" x 9'7" (3.11 x 2.93)

Double glazed window to the front, radiator, double oak panel doors opening to a useful fitted double wardrobe.

## BEDROOM THREE

8'9" x 7'11" (2.68 x 2.43)

Double glazed window to the rear (with fitted blinds), radiator, oak panel door then opens to a fitted single wardrobe.

## FAMILY BATHROOM

7'10" x 5'8" (2.41 x 1.75)

Replaced and upgraded in 2021 comprising white three piece suite with panel bath, mixer tap and 'Triton' electric shower over, wash hand basin with mixer tap with storage cabinets beneath, push flush WC. Tiling to the walls, wall mounted bathroom cabinet, extractor fan, double glazed window to the rear (with fitted roller blind).

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking comfortably for 5+ vehicles. The driveway then provides access to the side entrance door into the lobby before the kitchen. Pedestrian access leading to a side garden which houses space for the wheelie bins and a timber storage shed. In turn, this opens out into the rear garden. The front garden has a generous lawn section to the side of the driveway with planted borders housing a wide variety of bushes, shrubs, trees and plants. Decorated rockery with elevated steps and plum slate chippings, external lighting points, block paved pathway then provides access to the front entrance door set within a covered porch. There is then a further pedestrian gate which opens into the side and rear gardens.

## TO THE SIDE & REAR

The rear garden offers a good size paved patio area (ideal for entertaining) with covered timber pagoda. Steps then lead down onto a second (slightly larger) patio. There are two separate shaped garden lawns, both with planted borders and rockery housing a variety of specimen bushes, shrubs and plants. External lighting, water tap and power points. The garden is fully enclosed by timber fencing with concrete posts and gravel boards to the boundary line then offers a timber storage shed set within the bottom left hand corner, decorative slate and gravel chippings, and a pathway then leads to the detached garden office/cabin.

## AGENTS NOTE

Some images used have been supplied by the vendor during the summer.

## DETACHED GARDEN OFFICE

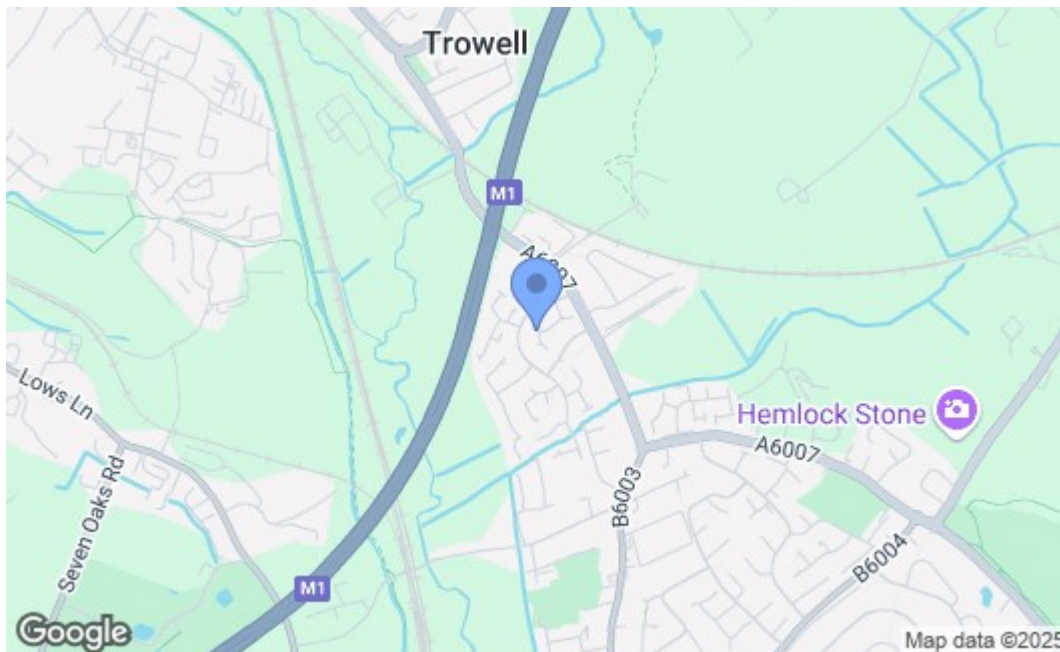
20 x 10 (6.10m x 3.05m)

uPVC panel and double glazed entrance doors with double glazed windows to the other side of the door (with fitted blinds), hot and cold air conditioning unit, power and lighting, internet connection. To the rear of the garden cabin there is an area decorated with plum slate chippings designed for low maintenance.

## DIRECTIONAL NOTE

From our Stapleford Office on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue onto Pasture Road and head in the direction of Trowell. At the mini island, veer left onto Trowell Road and take the second left hand turn onto Trowell Park Drive. Take the first left into the cul de sac of Barleydale Drive and follow the bend in the road to the right. The property can be found straight ahead.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.