



Derbyshire Avenue  
Trowell, Nottingham NG9 3QD

**£300,000 Freehold**

AN EXTENDED THREE BEDROOM  
DETACHED FAMILY HOME.



A first glance is not nearly enough to fully appreciate this extended three bedroom detached family home.

This property offers a stylish modern interior with the benefit of a single storey extension which provides for a great flow of space for families and those who enjoy entertaining. There is a generous living room with bi-fold doors opening to a sitting room which enjoys a vaulted ceiling and bi-fold doors opening to the rear garden where there is a covered seating area. The sitting area links through to a large open plan dining kitchen with an array of units, granite worktops, breakfast bar and integrated appliances.

The first floor landing provides access to three well proportioned bedrooms, all capable of being double. The third bedroom has a walk-in wardrobe. There is a contemporary three piece family bathroom.

Set back from the road is an enclosed forecourt providing parking for several vehicles with gated driveway providing additional parking leading to a modern purpose built detached brick garage.

The property enjoys large rear gardens which area attractively landscaped and there are a number of patio and seating areas. At the foot of the plot can be found a purpose built garden cabin which is currently used as a bar but could be put to other uses such as home office, gym, etc. There is also a private space with a hot tub (available by separate negotiation).

Situated in a no-through road in this heart of the popular suburban village of Trowell, the property is only a minute's walk from the local primary school. Trowell also has a Post Office and convenience store, as well as a regular bus service. For those wishing to commute, the market towns of Beeston and Ilkeston are within easy reach, as is Nottingham city centre and Junction 25 or 26 of the M11 motorway for those looking to commute further afield.

This exceptional property is ideal for growing families and we highly recommend an internal viewing to fully appreciate the accommodation, as well as the gardens on offer.



## ENTRANCE HALL

Composite front entrance door with double glazed windows, radiator, dog-leg staircase leading to the first floor with double glazed window, doors to dining kitchen and living room.

## LIVING ROOM

19'9" x 12'5" (6.02 x 3.8)

Feature chimney breast with inset fire opening, two radiators, double glaze window to the front, bi-fold doors leading to the sitting room.

## SITTING ROOM

10'4" x 8'9" (3.17 x 2.68)

Vaulted ceiling with Velux double glazed roof window, feature flat panel radiator, double glazed bi-fold doors opening to the rear garden, opening to dining kitchen.

## DINING KITCHEN

24'3" x 9'10" increasing to 10'11" (7.41 x 3.01 increasing to 3.33) Incorporating a comprehensive range of fitted wall, base and drawer units with contrasting black granite worktops, matching breakfast bar and inset one and a half bowl sink unit with single drainer. Built-in appliances including electric double oven, five ring gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Table and chair space, radiator, double glazed window to the side, partially vaulted ceiling with double glazed Velux roof window and double glazed window to the rear.

## FIRST FLOOR LANDING

Double glazed window, useful cupboard. Doors to bedrooms and bathroom.

## BEDROOM ONE

10'7" x 12'6" (3.25 x 3.82)

Radiator, triple glazed window to the rear.

## BEDROOM TWO

8'11" x 12'6" (2.74 x 3.82)

Radiator, double glazed window to the front.

## BEDROOM THREE

9'11" x 7'3" increasing to 9'4" (3.03 x 2.23 increasing to 2.86)

Currently used as a study. Radiator, walk-in wardrobe/closet with light.

## FAMILY BATHROOM

5'11" x 6'9" (1.81 x 2.07)

Modern three piece suite comprising wash hand basin with vanity unit, low flush WC, "L" shaped shower bath with thermostatically controlled twin rose shower system and screen. Partially tiled walls, tiled floor, feature heated towel rail.

## OUTSIDE

The property is set back from the road with an attractive frontage with garden wall finished with wrought iron detailing. Wrought iron gates opening to the front forecourt which is finished in block paving providing parking for 5-6 vehicles. There are vehicle gates at the side of the property providing additional hard standing and driveway which in turn leads to the detached brick built garage. To the rear the garden is of a generous size, fenced and enclosed, attractive block paving seating area beyond the rear elevation and bi-fold doors, modern fitted pergola. The main garden is laid to lawn, flanked with ornamental broken slate bedding to one side which is inset with shrubs. There is a block paved pathway running through the garden, to one side is a further area of broken slate bedding, raised planters and garden shed. There is a further stone/slabbed patio area, great for al fresco dining. To the foot of the property there is an outdoor garden area which comprises a purpose built timber cabin (see below). Adjacent to the cabin is a raised decked area currently housing a spa hot tub (which may be available by separate negotiation). Surrounding the front elevation of the cabin is a decked veranda. There is a variety of garden lighting, external power and an outside tap.

## TIMBER CABIN

11'6" x 11'3" (3.53 x 3.44)

This modern purpose built construction is currently used as a bar with light and power. This could be put to many uses including home office, den, gym, etc.

## GARAGE

21'6" x 8'6" (6.56 x 2.6)

A modern purpose built garage of brick and block construction, pitched tile roof, light and power. Electric up and over roller door to the front.

## COUNCIL TAX

Erewash Borough Council Band B.

## Stapleford Property Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed -Standard 4mbps, Superfast 55mbps, Ultrafast 1000mbps

Phone Signal – O2 = Green - EE, Vodafone & Three = Amber

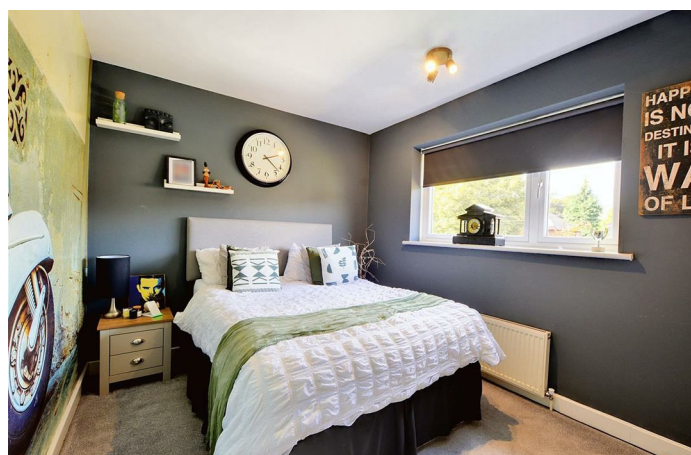
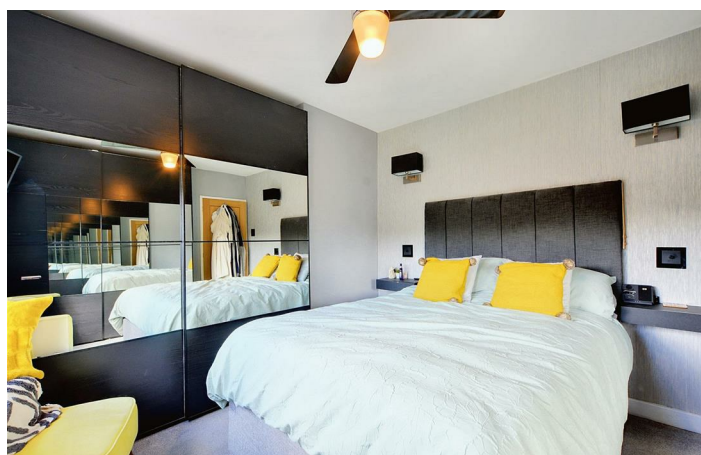
Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

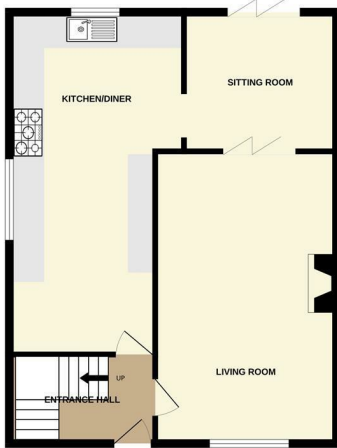
Flood Defences – No

Non-Standard Construction – No

Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
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.