



**Cranborne Close  
Trowell, Nottingham NG9 3RH**

A THREE BEDROOM DETACHED  
BUNGALOW.

**£350,000 Freehold**



Situated at the head of a small cul de sac can be found this larger than average three bedroom detached bungalow situated on a generous plot.

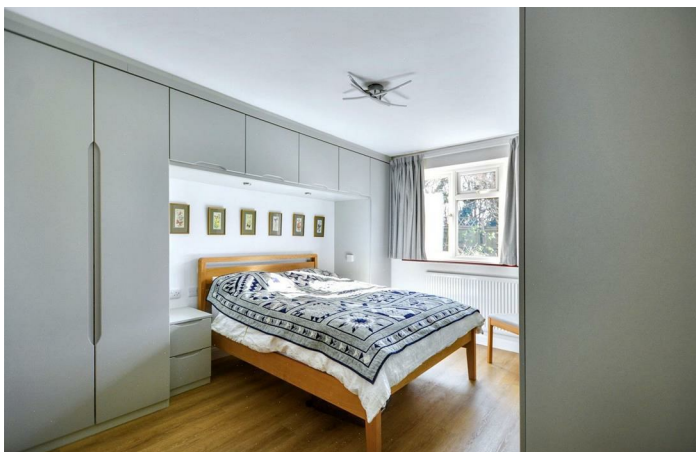
This property comes to the market in a ready to move into condition, being refurbished and modernised over the years. A particular feature of this property is the fully fitted dining kitchen with an array of built-in appliances which leads to a uPVC double glazed conservatory. Further features include a modern en-suite shower room to the principal bedroom, as well as a modern family bathroom. The property is centrally heated with a combination boiler and is double glazed throughout.

Upon opening the front door, you are greeted by a spacious hallway which gives access to all the rooms, with living room, dining kitchen, conservatory to the rear, and three well proportioned bedrooms, the principal bedroom with an en-suite shower room, and a family bathroom.

Set back from the road with a forecourt providing off-street parking for three to four vehicles, there is a useful integral garage, and the rear gardens are attractively landscaped and level in design.

Situated in a popular and established development known as "Trowell Park" within the suburban village of Trowell, which sits between the neighbouring towns of Stapleford, Beeston and Ilkeston, with good transport links to all, as well as Nottingham city centre.

This property is ideal for those looking for generous single storey living and the ability to downsize without actually downsizing!



## ENTRANCE HALL

Double glazed window and front entrance door, two radiators. Doors to all rooms. Useful walk-in closet.

## LIVING ROOM

16'5" x 11'5" (5.01 x 3.50)

Inset contemporary remote controlled electric fire. Two radiators, double glazed bay window to the front.

## DINING KITCHEN

15'10" x 9'2" (4.85 x 2.80)

Incorporating a contemporary modern Shaker-style range of fitted wall, base and drawer units with square edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer and swan-neck tap. Built-in Neff electric double oven, electric hob and extractor hood over. Integrated microwave, integrated appliances including fridge, freezer, washing machine and dishwasher. Radiator, double glazed window to the rear and double glazed French doors opening to the conservatory.

## CONSERVATORY

11'2" x 8'6" (3.42 x 2.61)

Radiator, uPVC double glazed windows. Door leading to the rear garden.

## BEDROOM ONE

11'11" plus door recess x 11'1" (3.65 plus door recess x 3.38)

Comprehensive range of fitted bedroom furniture including wardrobes, dressing table and drawers, eye level units over bedhead, bedside cabinets. Radiator, double glazed window to the rear.

## EN-SUITE

Modern three piece suite comprising wash hand basin with vanity unit, low flush WC, shower enclosure with electronic thermostatically controlled shower. Heated towel rail, shaver point, air extractor, double glazed window.

## BEDROOM TWO

10'8" x 8'10" (3.27 x 2.70)

Radiator, double glazed window to the front.

## BEDROOM THREE

10'0" x 8'3" (3.07 x 2.54)

Currently used as a study with radiator, double glazed window opening to the conservatory.

## FAMILY BATHROOM

7'10" x 6'7" (2.4 x 2.03)

Modern contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern. Bathtub with thermostatically controlled twin rose shower system. Tiling to walls, heated towel rail, built-in airing cupboard housing Worcester gas combination boiler (for central heating and hot water).

## OUTSIDE

The property is situated on a generous plot and sat in a small cul de sac with large forecourt laid partially to tarmac and partially to block paving, providing parking for several vehicles. There is a shrub border to the far side. Access to the garage. There is a block paved pathway with a gate at the side of the house leading to the rear garden. The rear garden is a generous size and level lying, with a patio area beyond the conservatory and pathway running around the rear elevation. The central garden is laid to lawn flanked with colourful bedding and a gravel pathway meandering through to the foot of the plot where there is a variety of ornamental trees and a garden shed. Outside tap. At the far side of the property, there is a further storage area.

## GARAGE

16'3" x 8'11" (4.96 x 2.73)

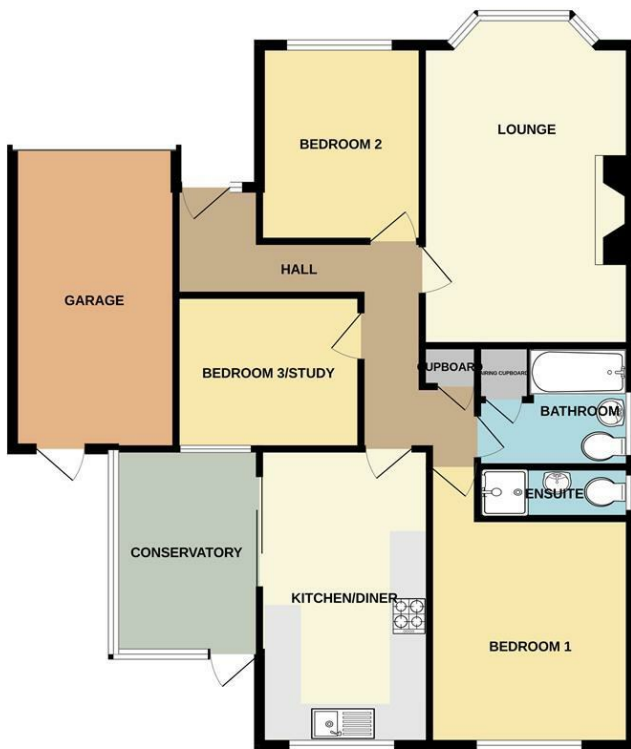
Electric remote controlled roller door, light and power, additional access to roof void, uPVC double glazed door to rear garden.

## AGENTS NOTE

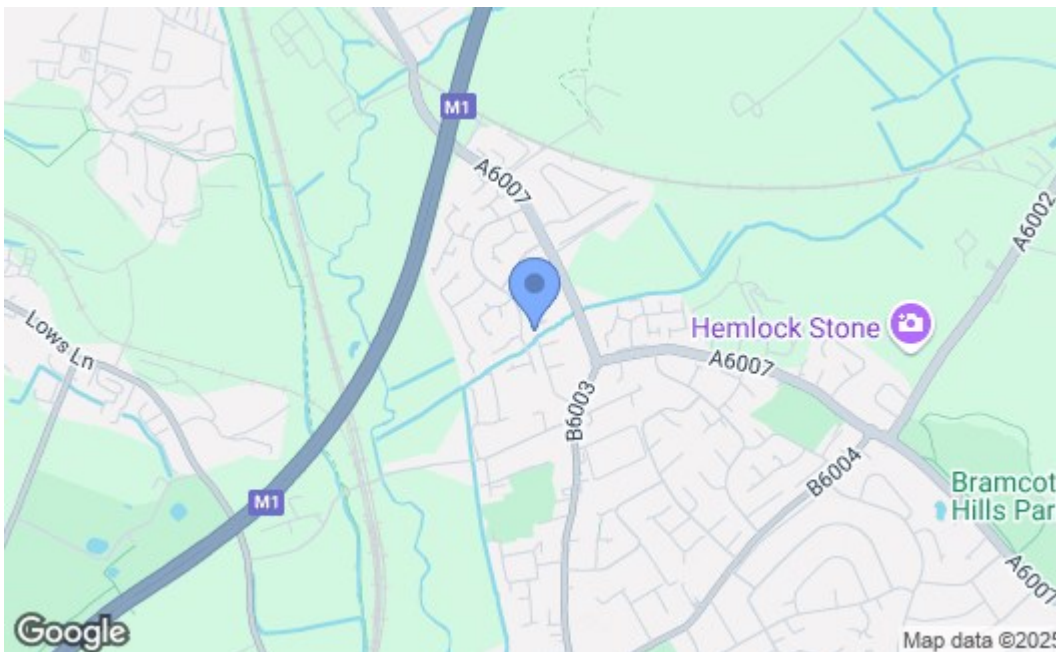
We would like to make potential buyers aware that this property has been flooded in the last five years, in February 2020 and more recently in October 2023 following Storm Babet. Refurbishment works have been carried out under an insurance claim and the Vendor is in receipt of a Certificate of Works. The property benefits from flood prevention methods, including flood preventative external doors, return valves to the drainage system and an impermeable solution applied to external brickwork. The property remains insured and the current owner has all the documentation of works carried out to pass onto the new buyer.



GROUND FLOOR



While 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	
<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.