



Wychwood Drive
Trowell, Nottingham NG9 3RB

A WELL PRESENTED FOUR BEDROOM,
TWO BATHROOM DETACHED FAMILY
HOUSE.

£325,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION OFFERED FOR SALE WITH NO UPWARD CHAIN.

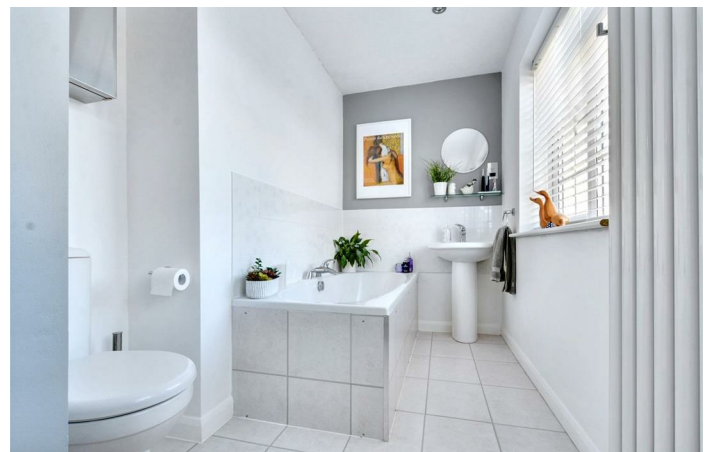
With accommodation over two floors, the ground floor comprises entrance hall, living room, dining area, conservatory, kitchen, utility and WC. The first floor landing then provides access to four bedrooms (the principal bedroom benefitting from a generous en-suite bathroom) and family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking side-by-side for two cars, linking to an integral garage, as well as an enclosed garden space to the rear.

The property is located in this popular and established residential location which is situated within easy reach of excellent nearby transport links, 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 easy access to the open space of Pit Lane, as well as ample outdoor walking treks, shops, services and amenities in the neighbouring towns of Stapleford and Ilkeston.

We believe the property will make an ideal long term family home and an internal viewing is highly recommended.



ENTRANCE HALL

6'0" x 4'9" (1.84 x 1.47)

Composite and stained glass double glazed front entrance door, alarm control panel, radiator, laminate floor, stairs to the first floor and door to living room.

LIVING ROOM

15'10" x 11'6" (4.84 x 3.53)

Georgian-style double glazed bay window to front (with individually hung roller blinds), radiator, laminate flooring, media points, additional radiator, opening to the dining area.

DINING AREA

8'10" x 8'8" (2.71 x 2.66)

Radiator, laminate flooring, sliding double glazed patio doors opening out to the conservatory.

CONSERVATORY

11'7" x 11'2" (3.54 x 3.42)

Constructed in 2020, brick and double glazed construction with pitched glass roof and individually hung blinds to the windows with double glazed French doors then opening out into the rear garden.

KITCHEN

9'3" x 9'1" (2.84 x 2.79)

Equipped with a matching range of fitted base and wall storage cupboards and drawer units with butchers block style square edge work surfacing incorporating single bowl sink unit with central mixer tap. Fitted four ring induction hob with oven beneath. Integrated full size dishwasher. Space for (and included within the sale) American-style fridge/freezer with double overhead cupboard, radiator, double glazed window to rear (with fitted blinds), spotlights and useful understairs storage pantry. Opening through to the utility room.

UTILITY ROOM

6'6" x 4'10" (1.99 x 1.49)

Base and wall storage cupboard (matching the kitchen), butchers block style square edge work surfacing and splashbacks, boiler cupboard housing the gas fired boiler (for central heating and hot water), space for tumble dryer, plumbing for washing machine. Composite and double glazed exit door to the garden, internal door to the ground floor WC.

WC

4'11" x 2'7" (1.50 x 0.81)

Two piece suite comprising push flush WC, wash hand basin with mixer tap. Tiled splashbacks and double glazed window to the side (with fitted roller blind), radiator, laminate flooring, spotlight, wall mounted bathroom cabinet.

FIRST FLOOR LANDING

Doors to bedroom and bathroom. Decorative wood spindle balustrade, airing cupboard housing hot water cylinder with storage space above. Loft access point via pull-down loft ladders to a boarded, lit and insulated loft space.

BEDROOM ONE

12'1" x 11'8" (3.69 x 3.57)

Georgian-style double glazed window to front, radiator, TV point, range of fitted bedroom furniture including wardrobes, bedside cabinets and overhead storage cupboards. Door to en-suite.

EN-SUITE

11'10" x 6'1" (3.61 x 1.86)

three piece suite comprising tiled-in bath with central mixer tap, wash hand basin with mixer tap, push flush WC. Two Georgian-style double glazed windows to the front (both with fitted blinds), vertical radiator, tile effect flooring, tiled splashbacks, spotlights, shaver point.

BEDROOM TWO

11'0" x 8'5" (3.37 x 2.59)

Double glazed window to rear, radiator, range of fitted bedroom furniture including wardrobes and matching overhead storage cupboards.

BEDROOM THREE

10'8" x 6'9" (3.26 x 2.08)

double glazed window to rear (with fitted blinds), radiator, laminate flooring.

BEDROOM FOUR

8'0" x 7'10" (2.45 x 2.40)

Double glazed window to front (with fitted roller blinds), radiator, laminate flooring, spotlights.

BATHROOM

6'10" x 5'10" (2.10 x 1.78)

Three piece suite comprising tiled-in bath with central mixer tap, glass shower screen and shower over, wash hand basin with mixer tap, push flush WC. Double glazed window to the side (with fitted blinds), wall mounted vertical radiator, tile effect flooring, tiled splashbacks, wall mounted fan, shaver point, wall mounted cabinet, spotlights.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a side-by-side tarmac double width driveway providing off-street parking for two cars. The front garden has a gravel frontage and planted flowerbeds housing a variety of bushes and shrubbery. Covered open porch with tile flooring providing access to the front entrance door, outside sensor lighting and a pedestrian gate leads down the right hand side of the property towards the rear garden.

GARAGE

Up and over door to the front, side uPVC door, power and lighting, water feed.

TO THE REAR

The rear garden is enclosed with a personal access side door into the garage beyond the gate from the front. The rear garden is lawned enclosed by timber fencing to the boundary lines with a vast array of planted borders housing a variety of bushes and shrubbery. Within the garden there is a water tap.

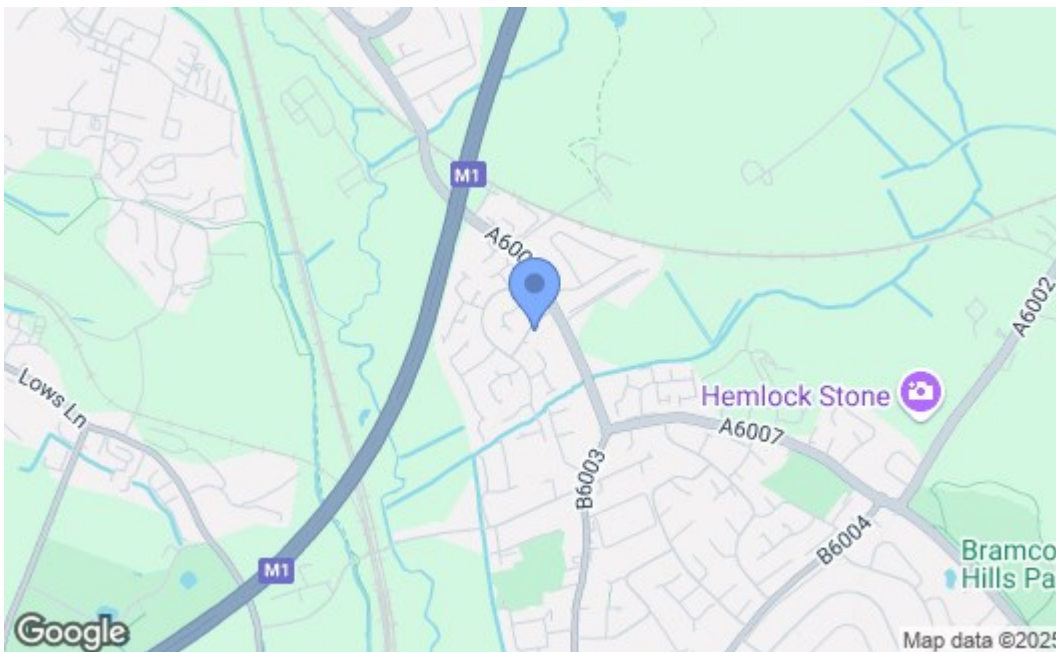
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road continue onto Pasture Road and proceed in the direction of Trowell. Veer left at the mini island and take the first left onto Wychwood Drive. The property can then be found a little further along on the left hand side.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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.