



Barleydale Drive  
Trowell, Nottingham NG9 3QS

**£325,000 Freehold**

A THREE BEDROOM DETACHED  
BUNGALOW.



Situated towards the head of a cul de sac can be found this three bedroom detached bungalow with the added benefit of a detached brick built garage with a remote controlled up and over door.

This well presented and spacious property comes to the market in a ready to move into condition with the benefit of central heating, double glazing and a useful cloakroom/WC off the hallway. The kitchen is relatively modern and contemporary space and there is a generous through lounge/diner. There are three well proportioned bedrooms, one of which is currently used as a sitting room.

The rear gardens offer a tranquil and private space with gently tiered bedding and a summerhouse.

Situated in this now established residential development known as "Trowell Park" in the suburban village of Trowell which is nestled between the towns of Stapleford, Ilkeston and Beeston. There are good road links to all of these towns, as well as Nottingham city centre.

This property is ideal for those looking to downsize to single storey living without compromising on space.

An internal viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, built-in airing cupboard. Doors to lounge/diner, cloaks/WC and kitchen.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Heated towel rail. Double glazed window.

## KITCHEN

11'4" x 7'10" (3.47 x 2.40)

Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Range-style electric cooker, plumbing and space for washing machine and dishwasher. Further appliance space, double glazed window to the front, double glazed door to the side.

## LOUNGE/DINER

23'3" x 10'8" increasing to 12'0" (7.1 x 3.26 increasing to 3.68)

A spacious room with feature fire surround and flame effect electric fire, two radiators, double glazed window to the rear, double glazed patio doors opening to the rear garden. Door to inner hallway.

## INNER HALLWAY

Doors to bedrooms, bathroom and access to partially boarded loft with light.

## BEDROOM ONE

10'10" x 9'8" (3.32 x 2.95)

Fitted bedroom furniture including wardrobes, bedside cabinets, dressing table and drawers. Radiator, double glazed window to the rear.

## BEDROOM TWO

9'4" x 7'6" (2.85 x 2.31)

Radiator, double glazed window to the front.

## BEDROOM THREE

10'5" x 9'6" reducing to 6'11" (3.18 x 2.91 reducing to 2.11)

Fitted bedroom furniture including wardrobes, dressing table and drawers, eye level units of bedhead, radiator,

double glazed window. Currently used as a second sitting room.

## BATHROOM

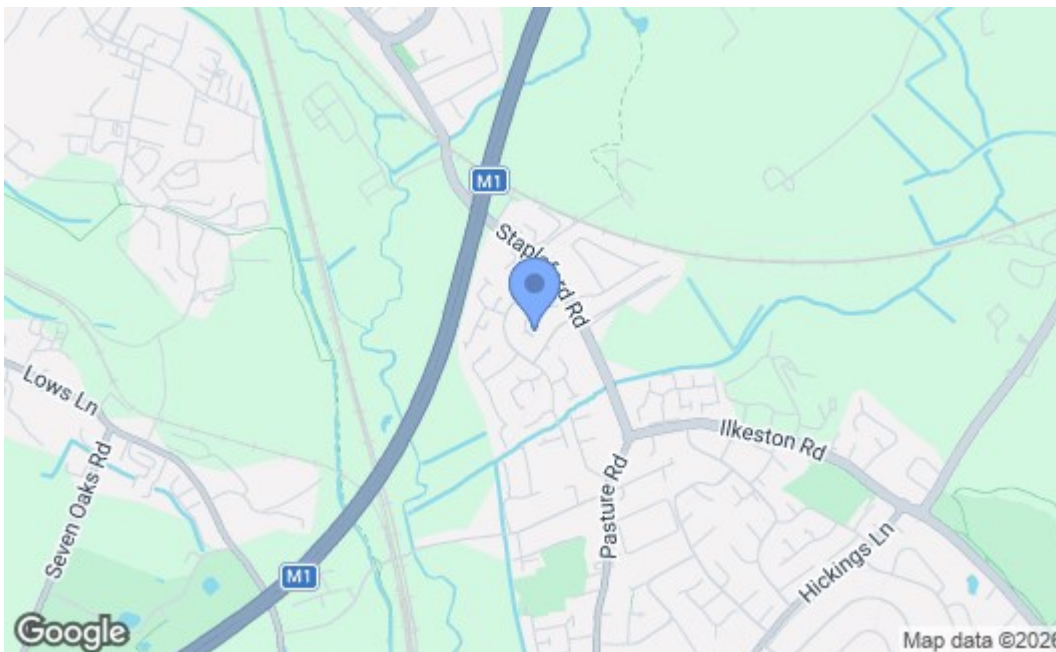
6'7" x 5'6" (2.01 x 1.68)

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

## OUTSIDE

The property is set back from the road with front garden which is mainly open plan laid to lawn. Adjacent to the property is a double width driveway providing off-street parking for at least two vehicles and leads to the detached brick built double garage with electric up and over door, light and power. Wrought iron gates give an extra level of privacy and security and give access to a side garden area and door to the kitchen. Paved areas lead to the main rear garden. The rear garden is partially hard landscaped for ease of maintenance in mind and has block paving with gently steps leading to a higher patio and seating area. There are various low level beds finishes with ornamental broken slate and bark, inset with a variety of ornamental trees and shrubs. To one side of the garden is a timber built summerhouse.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(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.