



**Wychwood Drive
Trowell, Nottingham NG9 3RB**

Offers Over £350,000 Freehold

A WELL PRESENTED GEORGIAN STYLE IN
LOOK DAVID WILSON, FOUR BEDROOM,
TWO BATHROOM, THREE TOILET
DETACHED FAMILY HOUSE LOCATED
WITHIN A POPULAR VILLAGE LOCATION.

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED, DAVID WILSON, GEORGIAN IN DESIGN, 1986 CONSTRUCTED, FOUR BEDROOM, TWO BATHROOM, THREE TOILET, DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL VILLAGE LOCATION KNOWN LOCALLY AS THE TROWELL PARK ESTATE.

Built as "The Cheltenham" in 1986 with only two owners since construction with accommodation over two floors comprising an entrance hall, living room, dining area, conservatory (fitted 2020), kitchen, utility and WC to the ground floor. Whilst the first floor landing then provides access to four bedrooms (the principal bedroom benefitting from a generous en-suite bathroom suite) and family bathroom suite.

The property also benefits from gas fired central heating, alarm system, double glazing throughout, off-street parking side-by-side for two cars, linking to an integral garage (with power and lighting), useful loft storage space with pull down ladder and lighting as well as an enclosed recently landscaped, private, non overlooked garden space to the rear.

The property has had a EICR electrical test passed in January 2025, gas service in Jan 2026 along with good, or very good across the board on the EPC certificate making this a very efficient family home to run.

The property has also had new carpets fitted to the stairs, landing and all bedrooms in the summer of 2025, fully landscaped garden (summer 2025) along with a scheme of cosmetic improvements throughout.

The property is located in this popular and established residential village 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, Ilkeston train station 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, wall mounted three drawer shoe cabinet, radiator, laminate flooring, 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 four individually hung roller blinds), two radiators, laminate flooring, media points, 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 being 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. Multiple power points, central lighting and wall hung electric panel heater.

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), laminate effect flooring, spotlights and useful deep understairs storage pantry with shelving, coat pegs, matching flooring and a light. Opening through to the utility room.

UTILITY ROOM

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

With matching to the kitchen fitted base and wall storage cupboards, butchers block style square edge work surfacing and splashbacks, boiler cupboard housing the gas fired boiler, space and plumbing for tumble dryer and plumbing for washing machine. Composite and double glazed exit door to the garden, spotlights, laminate style flooring to match the kitchen and internal door to the ground floor WC.

WC

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

Equipped with a modern, white two piece suite comprising push flush WC and wash hand basin with mixer tap. Tiled splashbacks and double glazed window to the side (with fitted roller blind), radiator, laminate style flooring to match the kitchen and utility room, spotlight, wall mounted bathroom cabinet.

FIRST FLOOR LANDING

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

BEDROOM ONE

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

Georgian-style double glazed window to front with fitted blinds, radiator, TV point, range of fitted bedroom furniture including floor to ceiling wardrobes with a mixture of shelving and hanging space (two being mirror fronted), bedside cabinets and overhead storage cupboards. Separate vanity dressing table with drawers. Door to en-suite.

EN-SUITE

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

Equipped with a modern white three piece suite comprising tiled-in bath with central mixer tap glass shower screen and mains ran dual head shower attachment (installed summer 2025), wash hand basin with mixer tap and 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 with fitted roller blind, radiator, range of fitted bedroom furniture including floor to ceiling wardrobes (with a mixture of shelving and hanging space) and matching overhead storage cupboards. TV point.

BEDROOM THREE

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

Double glazed window to rear (with fitted blinds), radiator.

BEDROOM FOUR

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

Double glazed window to rear (with fitted roller blinds), radiator, spotlights.

BATHROOM

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

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

OUTSIDE FRONT

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 been designed for easy maintenance with a gravel frontage also offering the option to double the size of the driveway to accommodate further parking.

The front also offers a covered open porch with tiled flooring which then provides access to the front entrance door there are three outside lights and a pedestrian gate leads down the right hand side of the property towards the rear garden.

TO THE REAR

The rear garden has been re-landscaped in the summer of 2025 and benefits from being in a private, non overlooked position being enclosed with timber fencing to all boundaries. There is a pedestrian gate leading back round to the front of the property and a personal access side door leading into the garage.

The rear garden boasts two separate paved patio seating areas ideal for entertaining, one of which being a porcelain slab and matching stepping stone pathway providing access from the initial patio accessed via both the utility room and conservatory double doors.

Within the garden there is space for a trampoline, or childrens play area on a bed of chipped/decorative bark with black ice chippings filling in the border.

There is storage space down one side of the property also being enclosed ideal for pets and children.

To one side of the rear garden there is an array of planted bushes and shrubbery again sat within decorative black ice.

The garden also benefits from an outside water tap, lighting point and double external power points.

GARAGE

18'4" x 8'2" (5.61 x 2.50)

With an up and over door to the front, side uPVC door, power and lighting and two cold water taps.

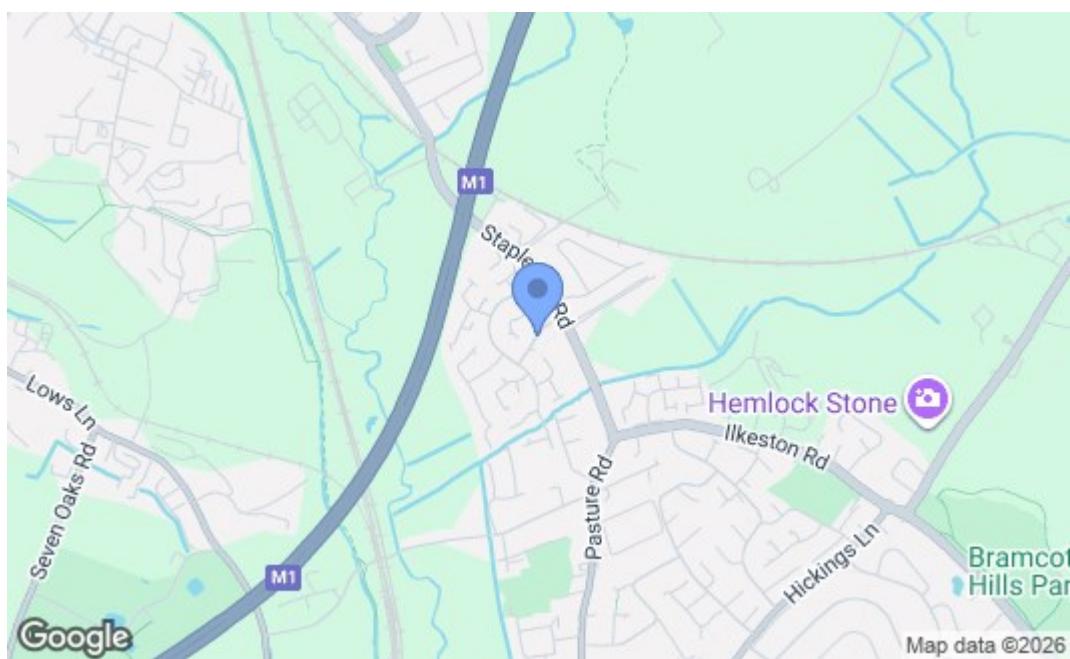
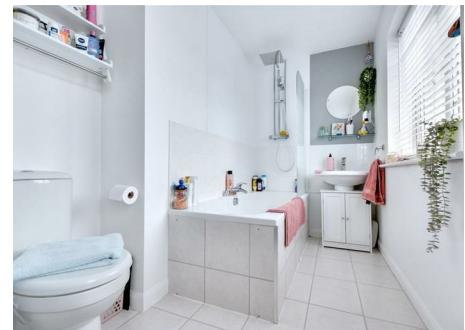
DIRECTIONAL NOTE

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 and veer left onto Pasture Road and proceed in the direction of Trowell.

Veer left at the mini island onto Trowell Road 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		
(81-91) B		84
(69-80) C		
(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.