



Northern Drive  
Trowell, Nottingham NG9 3QL

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£215,000 Freehold**



Behind this attractive traditional facade lies a modern and contemporary three bedroom home. This semi detached house offers surprisingly spacious accommodation with features including gas fired central heating served from a combination boiler, uPVC double glazed windows throughout, modern fitted dining kitchen and the useful additional of an en-suite shower room to the principal bedroom.

Further features of this property include off-street parking for two vehicles at the front and larger than expected rear garden with expansive lawn and patio.

Situated in this highly regarded residential suburb within the suburban village of Trowell, offering a great community spirit with local primary school, garden centre with coffee shop, good bus services and road links to the nearby towns, including Beeston, Stapleford and Nottingham city centre.

The property is ideal for first time buyers and young families looking to make their first steps onto the property market. We strongly recommend an early internal viewing to avoid disappointment.



### ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor with door to lounge.

### LOUNGE

12'11" x 11'10" (3.95 x 3.61)

Understairs store cupboard, radiator, double glazed bay window to the front.

### DINING KITCHEN

10'6" x 10'11" (3.21 x 3.34)

Incorporating a modern fitted range of wall, base and drawer units with square edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, space for tumble dryer. Baxi combination boiler (for central heating and hot water). Radiator, double glazed window to the rear. Door to rear lobby.

### REAR LOBBY

Radiator, double glazed window, composite double glazed rear exit door. Door to bathroom.

### BATHROOM

9'10" x 4'3" (3.01 x 1.3)

Incorporating a white three piece suite comprising pedestal wash hand basin, low flush WC, bath. Radiator, double glazed window.

### FIRST FLOOR LANDING

Double glazed window, loft hatch. Doors to bedrooms.

### BEDROOM ONE

11'4" x 10'8" reducing to 7'3" (3.47 x 3.26 reducing to 2.23)

Built-in wardrobes, radiator, double glazed window to the front. Door to en-suite shower room.

### EN-SUITE

5'4" x 4'4" (1.65 x 1.34)

Incorporating a modern and contemporary three piece suite comprising pedestal wash hand basin, low flush WC, corner shower cubicle with electric shower. Heated towel rail, partially tiled walls, double glazed window.

### BEDROOM TWO

10'11" x 7'8" (3.35 x 2.36)

Radiator, double glazed window to the rear.

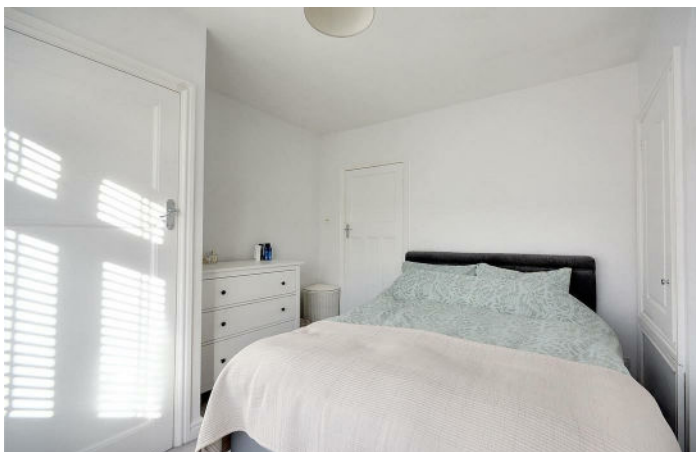
### BEDROOM THREE

7'1" x 7'7" (2.18 x 2.33)

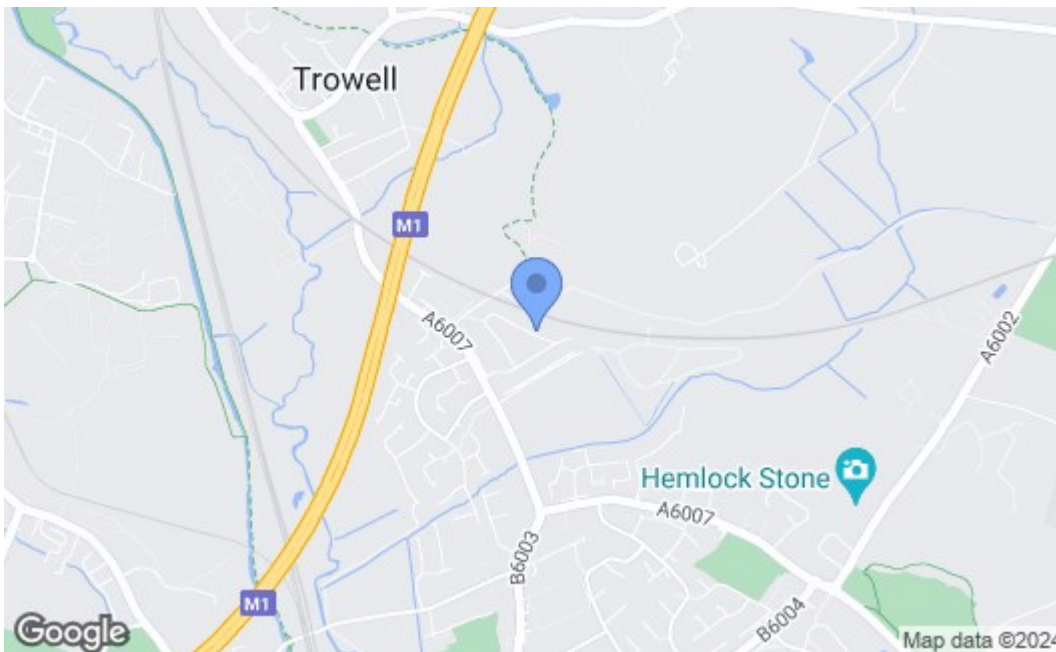
Radiator, double glazed window to the rear.

### OUTSIDE

To the front there is a block paved forecourt providing parking for two vehicles. The property sits on a generous plot with a large rear garden with patio area and expansive lawn flanked with bedding and there is a further seating area at the foot of the plot. Garden shed.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
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.