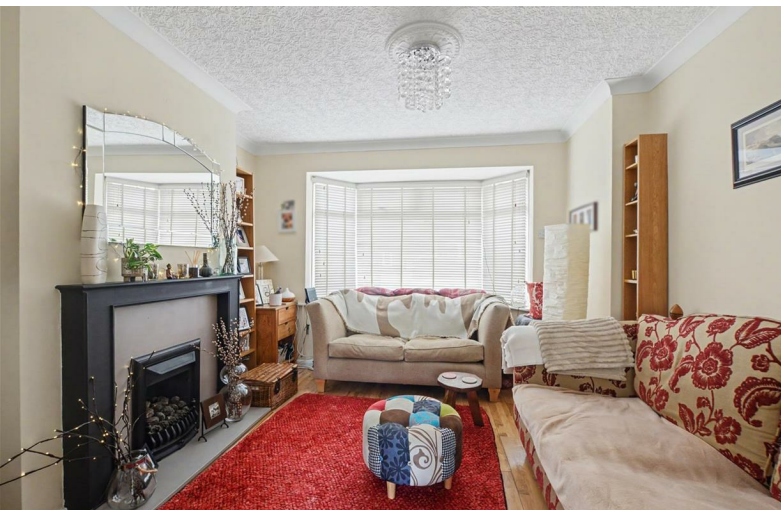




Trowell Grove
Trowell, Nottingham NG9 3QH

£295,000 Freehold

AN EXTENDED THREE DOUBLE BEDROOM
SEMI DETACHED HOUSE.



A significantly extended three double bedroom semi detached house offered for sale in a ready to move into condition.

As soon as you step over the threshold, you know you are coming to something special. A welcoming hallway draws your eye through to the large, open plan living/dining/kitchen, great for socialising and entertaining, with a high quality fitted kitchen which includes integrated appliances and a range-style cooker. There is a living/dining area with feature lighting and aluminium bi-fold doors opening to an attractive courtyard where the French doors from the kitchen area also open onto, bringing the outdoors in. For cosy evenings in, double doors from this social space open to a separate living room with a bay window to the front.

Other features to the ground floor include a useful cloaks/WC off the hallway and a separate utility beyond the kitchen which has a stable door opening to the rear garden.

Rising to the first floor, the landing provides access to three double bedrooms and a family bathroom. This property is centrally heated with a combination boiler and double glazed throughout.

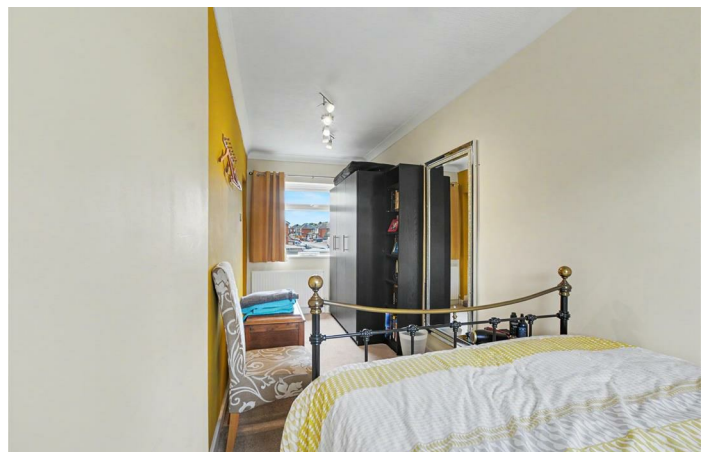
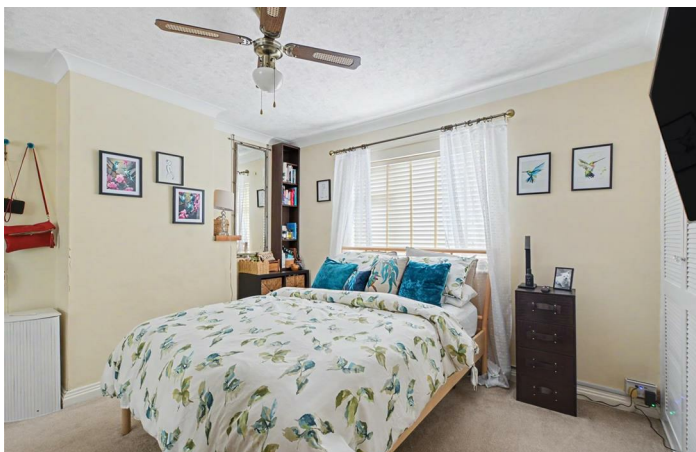
This property is not all about the inside, as the plot enjoys sumptuous rear gardens which are generous in size, offering a mature and peaceful setting with a variety of themed areas, including fruit trees. There is even an outdoor heated shower, ideal for muddy boots and dogs!

There are two parking options with a forecourt providing off-street parking for one vehicle and to the rear, there is a tandem double length garage accessed from Pit Lane.

Situated in this highly regarded suburban village, Trowell is a great location for families and commuters alike as it has its own primary school with nearby comprehensive schools in Bramcote and Sandiacre. There is a good level of open space with parkland and sports facilities on the doorstep and the nearby towns of Stapleford and Beeston, as well as Nottingham city centre, are all within easy reach.

We believe this property offers fantastic space for growing families, as well as those looking for social and entertaining space with a relaxing feel.

Viewing is highly recommended.



HALLWAY

7'6" x 10'8" (2.31 x 3.26)

A generous and welcoming hallway with stairs leading to the first floor, radiator, composite double glazed front entrance door, double glazed window. Door to walk-in cloaks cupboard and door to cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin with vanity unit and low flush WC. Heating towel rail and double glazed window.

OPEN PLAN LIVING/DINING/KITCHEN

19'0" reducing to 10'10" x 19'0" reducing to 6'2" (5.81 reducing to 3.32 x 5.80 reducing to 1.88)

The kitchen area comprises a comprehensive and contemporary range of wall, base and drawer units with contrasting low profile work surfacing and inset one and a half bowl composite sink unit with single drainer. Rangemaster Infusion gas/electric range with feature extractor hood over. Feature splashbacks and upstands to match the worktops. Integrated appliances include a large, larder-style fridge, separate freezer and integrated dishwasher. Feature radiator, double glazed French doors opening to the rear garden and stable doors opening to the utility room. The living/dining area has a feature ceiling with inset LED lighting and mood lighting, flat panel radiator, double glazed window, double glazed bi-fold doors opening to the rear garden, understairs store cupboard and glazed double doors opening to the living room.

LIVING ROOM

13'5" into bay x 11'8" (4.09 into bay x 3.57)

Coal effect gas fire with feature surround, radiator and double glazed bay window to the front.

UTILITY ROOM

8'7" x 5'10" (2.62 x 1.80)

Inset one and a half bowl stainless steel sink unit with single drainer, with work surfacing. Plumbing and space for washing machine, radiator and stable-style double glazed door leading to the rear garden.

FIRST FLOOR LANDING

Hatch and ladder to partially boarded loft. Doors to bedrooms and bathroom.

BEDROOM ONE

11'5" x 11'11" (3.50 x 3.64)

Mirror fronted fitted wardrobes and step in

cupboard/wardrobe, radiator and double glazed window to the front.

BEDROOM TWO

19'2" x 6'3" (5.85 x 1.91)

Fitted wardrobes and bookcase/shelving unit, radiator, double glazed windows to the front and rear elevations.

BEDROOM THREE

11'0" x 7'9" (3.36 x 2.37)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

7'6" x 7'1" (2.31 x 2.18)

Three piece suite comprising pedestal wash hand basin, low flush WC and "L" shaped shower bath with twin rose thermostatically controlled shower system. Shower screen, fitted bathroom cabinet, radiator and double glazed window.

OUTSIDE

To the front, the property is set back from the road with ornamental gravel forecourt providing off-street parking. To the rear, the garden is of a generous size and attractively landscaped with a number of themed areas. There is a feature quarry tile effect patio terraced area beyond the rear elevation which has the benefit of both the bi-fold doors and French doors to the kitchen opening to it which makes a great place for alfresco dining and entertaining. A feature retaining wall and raised planter divide this space from the main garden which is laid to lawn with attractive, deep-set beds and borders. There is even a useful outdoor shower facility with hot and cold running water, ideal for muddy boots and dogs! A pathway runs through the garden where there are a number of soft fruit trees and a pergola which provides an additional area of shade and a further seating area. At the foot of the plot, there is a further raised/terraced seating area offering a good degree of privacy. There is outside light and power, together with various outbuildings.

SHED/WORKSHOP

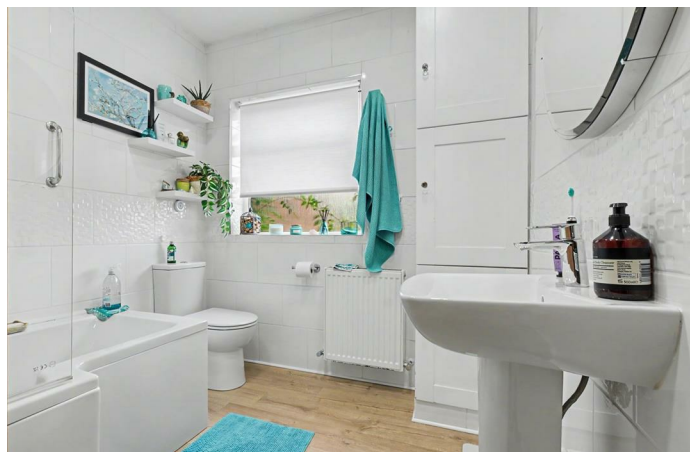
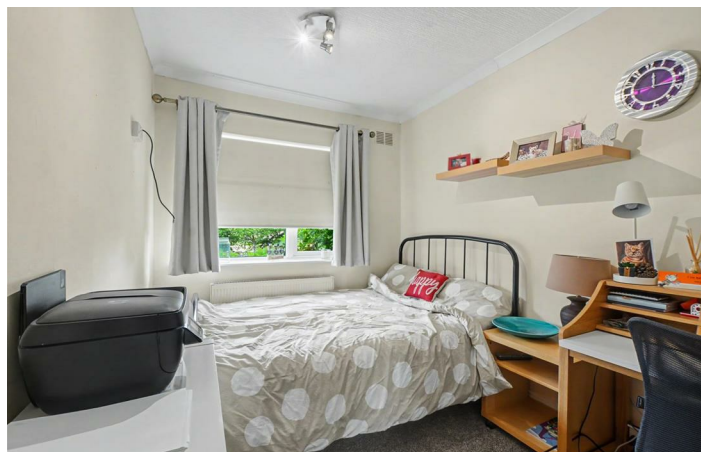
11'6" x 7'10" (3.52 x 2.40)

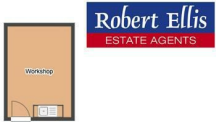
Stainless steel sink unit with cold running water, light and power.

GARAGE

28'9" x 10'7" (8.78 x 3.23)

Constructed from sectional concrete with up and over door to the remainder of the garage which is constructed of timber and has double doors opening to Pit Lane. At the foot of the garden boundary is a gate, also leading onto Pit Lane.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 (CO ₂) 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.