



Barleydale Drive
Trowell, Nottingham NG9 3QS

£355,000 Freehold

A THREE BEDROOM DETACHED HOUSE.



We have great pleasure in offering for sale this extended three bedroom detached house.

Originally built as a four bedroom house, this property has been re-modelled and extended in recent times to offer a fantastic contemporary home.

The entrance hall opens through to an impressive living space where an extension provides a partial vaulted ceiling bring in an abundance of natural light, with Velux windows and French doors opening to the rear garden. Adjacent to the living space is a separate dining area with French doors leading to the rear garden.

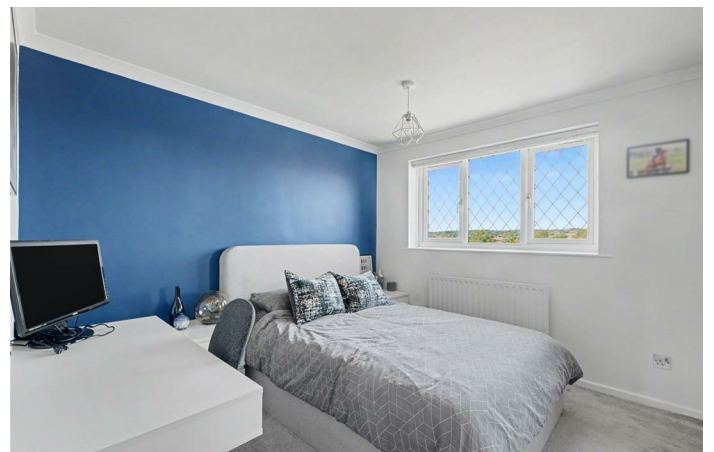
A door leading from the dining room opens to the fully fitted kitchen, which offers a high quality range of units with marble work surfacing and an array of built-in appliances, including dishwasher, washing machine and even a wine cooler.

The first floor is impressive, with three well proportioned bedrooms and a spacious, luxury family bathroom with freestanding bathtub and walk-in shower enclosure.

Off-street parking is provided for two to three cars at the front (in tandem). The driveway leads to a detached brick built garage. The rear garden offers a good degree of privacy and is attractively landscaped with ease of maintenance in mind.

Situated in this established residential suburb known as "Trowell Park" within the suburban village of Trowell having its own primary school and good transport links, as well as easy access to the nearby towns of Stapleford, Beeston and Ilkeston, with Nottingham city centre also within easy reach.

We believe this property will suit professional couples who like to entertain, as well as families looking for a ready to move into home.



ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor, glazed door to living room and door to cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising wall mounted wash hand basin, floating low flush WC with concealed cistern. Flat panel radiator, double glazed window.

LIVING ROOM

28'8" x 14'1" (8.75 x 4.30)

A generous and welcoming living space with contemporary inset pebble-style gas fire, radiator and partial vaulted ceiling with two Velux double glazed roof windows, double glazed window and French doors opening to the rear garden. Open to dining area.

DINING AREA

10'0" x 9'4" (3.06 x 2.86)

Increasing the social and entertaining space from the living room, the dining area has radiator, double glazed French doors also opening to the rear garden, glazed door to the kitchen.

KITCHEN

11'10" x 9'4" (3.63 x 2.85)

Incorporating a fitted range of contemporary handle-free wall, base and drawer units with marble worktops and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric double oven, five ring Neff induction hob with feature extractor hood over. Integrated wine cooler, dishwasher and washing machine. Integrated fridge and freezer. Radiator, double glazed window to the front and composite door leading to the side.

FIRST FLOOR LANDING

Hatch and ladder to partially boarded loft, built-in airing cupboard with pressurized hot water system, doors to bedrooms and bathroom.

BEDROOM ONE

11'9" x 10'0" (3.6 x 3.05)

Built-in wardrobes with mirrored sliding door fronts, radiator, box bay window to the front.

BEDROOM TWO

10'2" x 9'7" (3.10 x 2.94)

Built-in wardrobe, radiator, double glazed window to the front.

BEDROOM THREE

6'5" x 9'7" (1.96 x 2.93)

Radiator, double glazed window to the rear.

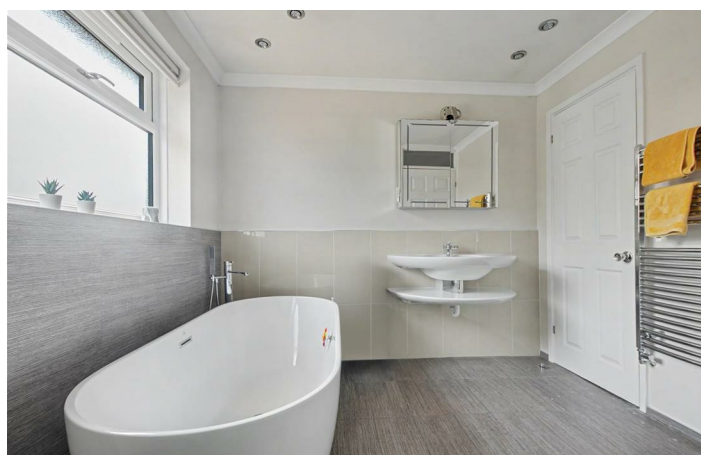
BATHROOM

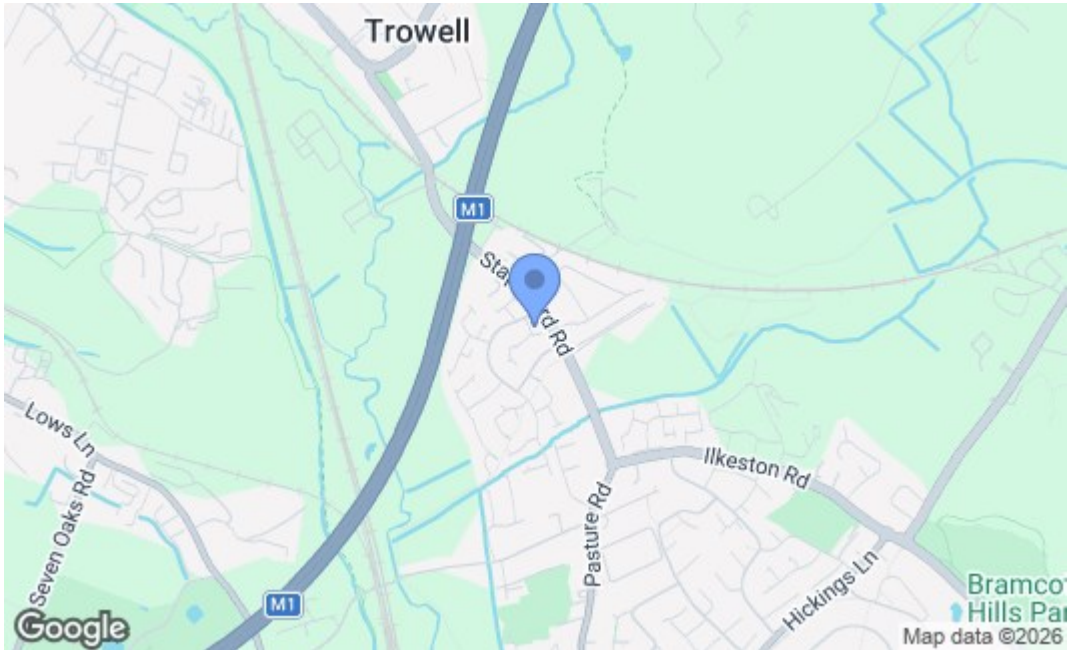
16'2" x 5'10" increasing to 8'10" (4.95 x 1.78 increasing to 2.70)

A spacious and luxurious facility with high quality sanitaryware including a feature wash hand basin with vanity unit, Porcelanosa free standing bathtub with pillar mixer tap and shower, low flush WC with concealed cistern and walk-in shower enclosure with thermostatically controlled shower. Partially tiled walls, useful walk-in closet, heated towel rail, tiling to floor, two double glazed windows.

OUTSIDE

The property is set back from the road with an open plan front garden finished with ornamental broken slate bed with some shrubs. A block paved driveway provides off-street parking with wrought iron gates leading to a further driveway at the side of the house where there is an EV charging point, outside tap and access to the single garage. The rear garden is of a generous size with a great degree of privacy being walled and fenced-in. Attractively landscaped with ease of maintenance in mind, a large block paved patio and seating area including a BBQ area. There is a raised planter at the foot of the plot with ornamental trees and shrubs, ornamental lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.