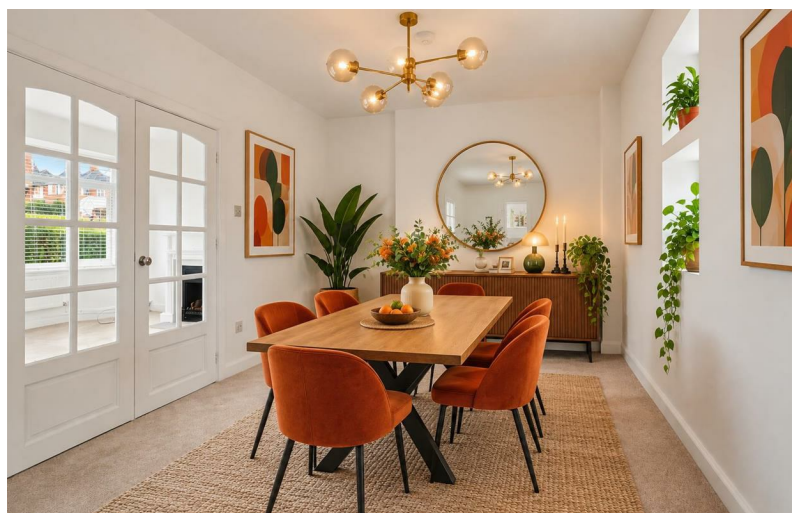




Trowell Grove
Trowell, Nottingham NG9 3QH

£230,000 Freehold

AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. NO UPWARD CHAIN.



An extended three bedroom semi-detached house offered for sale in a ready to move into condition with NO CHAIN.

This traditional property benefits from a single storey extension to the rear, improving the ground floor living space which now comprises entrance hall, lounge with double doors to a separate dining room. The extension provides for the kitchen which has a vaulted ceiling. There is also a useful cloaks/WC. To the first floor, the landing provides access to three bedrooms and bathroom/WC.

Situated in this popular residential location within the suburban village of Trowell. What cannot be appreciated from the front elevation is the fact that the property enjoys a particularly good size rear garden, and furthermore, has gated off-street parking for up to two vehicles, accessed off Pit Lane.

Trowell has its own primary school and is close to good road networks to the nearby towns of Stapleford, Beeston and Ilkeston, as well as Nottingham city centre.

Newly decorated and with some new floor coverings, this property is ready for immediate occupation and will suit first time buyers and young families.



ENTRANCE HALL

Wooden front entrance door with glazed inlays, radiator and stairs to the first floor. Door to lounge.

LOUNGE

13'3" x 12'0" (4.05 x 3.67)

Radiator, double glazed bay window to the front. Glazed double doors leading to the dining room.

DINING ROOM

15'5" x 10'8" (4.7 x 3.27)

Radiator, window to the side, door to cloaks/WC and opening to the kitchen.

KITCHEN

11'6" x 13'6" (3.52 x 4.12)

Range of fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven and hob. Utility closet with plumbing and space for washing machine and further appliance space. Table and chair space, vaulted ceiling with two roof windows. Double glazed patio doors open out into the rear garden.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

FIRST FLOOR LANDING

Double glazed window, hatch and ladder to partially boarded loft which houses the gas combination boiler (for central heating and hot water).

BEDROOM ONE

11'5" x 7'10" (3.5 x 2.4)

Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM TWO

10'11" x 7'10" (3.34 x 2.4)

Radiator, double glazed window to the rear.

BEDROOM THREE

7'9" x 7'3" (2.37 x 2.21)

Radiator, double glazed window to the rear.

BATHROOM

Three piece suite comprising wash hand basin and low flush WC, and bath with mixer shower attachment and thermostatically controlled shower over. Heated towel rail, double glazed window.

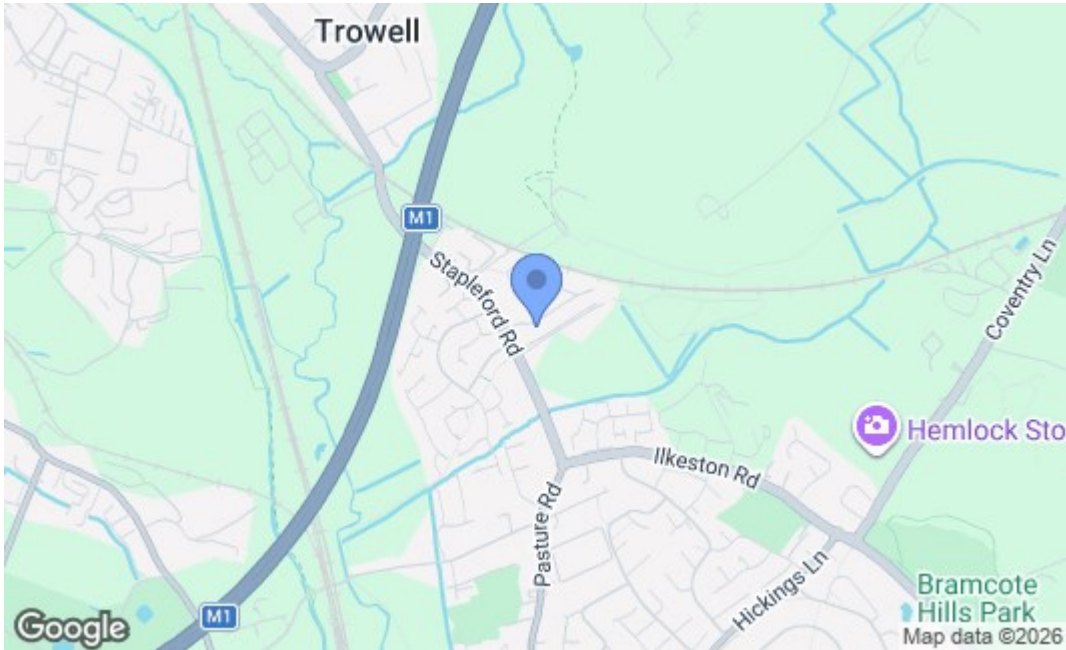
OUTSIDE

The property is set back from the road with an enclosed garden walled to the front boundary with hedges to both sides. There is gate with pathway leading to the front door and the pathway continues to the side of the house where there is a gate leading to the rear garden. The front garden is laid to lawn. The rear garden is of a good size, with generous patio area beyond the rear elevation, the central section of the garden is laid to lawn and there is a pathway running through to a further patio area finished in concrete. Beyond this, is a rear courtyard which provides for off-street parking, accessed from double gates which lead onto Pit Lane.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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.