



15 Northern Drive, Trowell, Nottingham, NG9 3QN
£220,000 Freehold


MARTIN&CO

Northern Drive, Trowell

2 Bedrooms, 1 Bathroom

£220,000

- Extended Semi-Detached Property
- Two Double Bedrooms & Attic Room
- Refitted Shower Room
- Newly Installed uPVC Double Glazing
- Off Road Parking
- Lounge With Log Burner
- Large, South Westerly Facing Rear Garden
- No Onward Chain

Lovingly upgraded by the current owner, this well presented and extended two bedroom plus attic room semi-detached home requires early viewing. The property comprises of a lounge with log burner, dining room, study/utility room, fitted kitchen, ground floor w.c, two double bedrooms, a recently refitted shower room and a spacious attic room. Externally, the property has recently replaced uPVC double glazing, off road parking for 1-2 cars and a large, south westerly facing rear garden.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY Accessed via an external uPVC door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

LOUNGE 12' 0" x 11' 5" (3.66m x 3.48m) With a uPVC double glazed bay window to the front elevation, log burner with tiled hearth, wood effect laminate flooring, wall mounted radiator and ceiling light.

DINING ROOM 10' 10" x 10' 8" (3.3m x 3.25m) With wood effect laminate flooring, wall mounted radiator, opaque uPVC double glazed window to the side, under stairs storage cupboard and ceiling light.

STUDY/UTILITY ROOM With wood effect laminate flooring, opaque uPVC double glazed window to the rear, washing machine plumbing and ceiling light.

KITCHEN 9' 11" x 9' 2" (3.02m x 2.79m) Comprising of a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl ceramic sink and drainer, splash back tiling, recently

installed electric twin cooker and hob, dishwasher plumbing, tiled flooring, uPVC double glazed window the rear elevation and door to the rear garden, wall mounted radiator and ceiling light.

GROUND FLOOR WC Accessed via a rear lobby with low flush w.c., half pedestal wash hand basin, floor and part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear and ceiling light.

LANDING With a fitted carpet, uPVC double glazed window to the side elevation, ceiling light and loft hatch with drop down loft ladders to access the attic room.

MASTER BEDROOM 15' 4" x 11' 5" (4.67m x 3.48m) With a fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 10" x 7' 9" (3.3m x 2.36m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

SHOWER ROOM Recently renovated to provide a double wide walk in shower enclosure with a mains fitted shower, low flush w.c., pedestal wash hand basin, floor and part wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear and fitted ceiling spotlights.

ATTIC ROOM 17' 2" max x 10' 10" (5.23m max x 3.3m) With a Velux window, ceiling light and eaves storage.

EXTERNAL The property enjoys a large, south-westerly facing landscaped rear garden which is laid to lawn with patio and gravelled areas, mature plants and shrubs, fenced boundary and secure gate access. To the front there is off road parking for 1-2 vehicles.



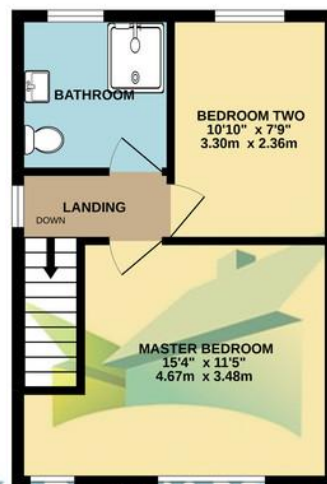




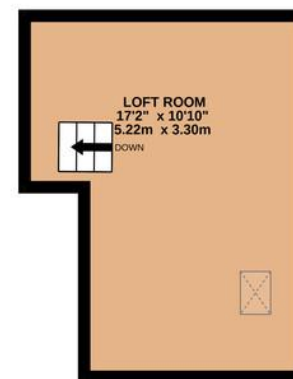
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.7 sq.m.) approx.



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TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>

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