

**K A T I E
H O M E S**

Flat 1, 7 Trevelyan Road, West Bridgford, Nottingham, Nottinghamshire, NG2 5GY

Asking Price £325,000

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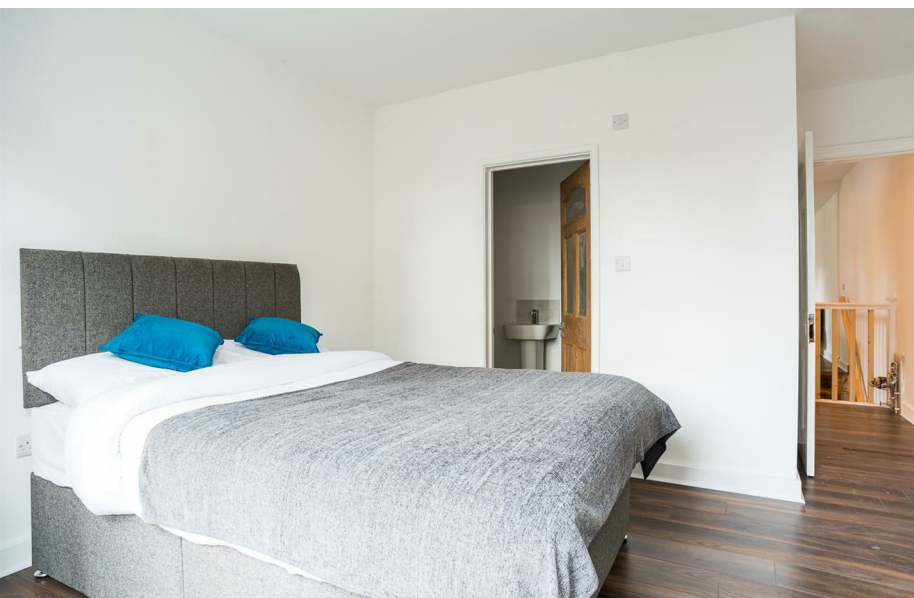


ASKING PRICE £325,000

NO CHAIN

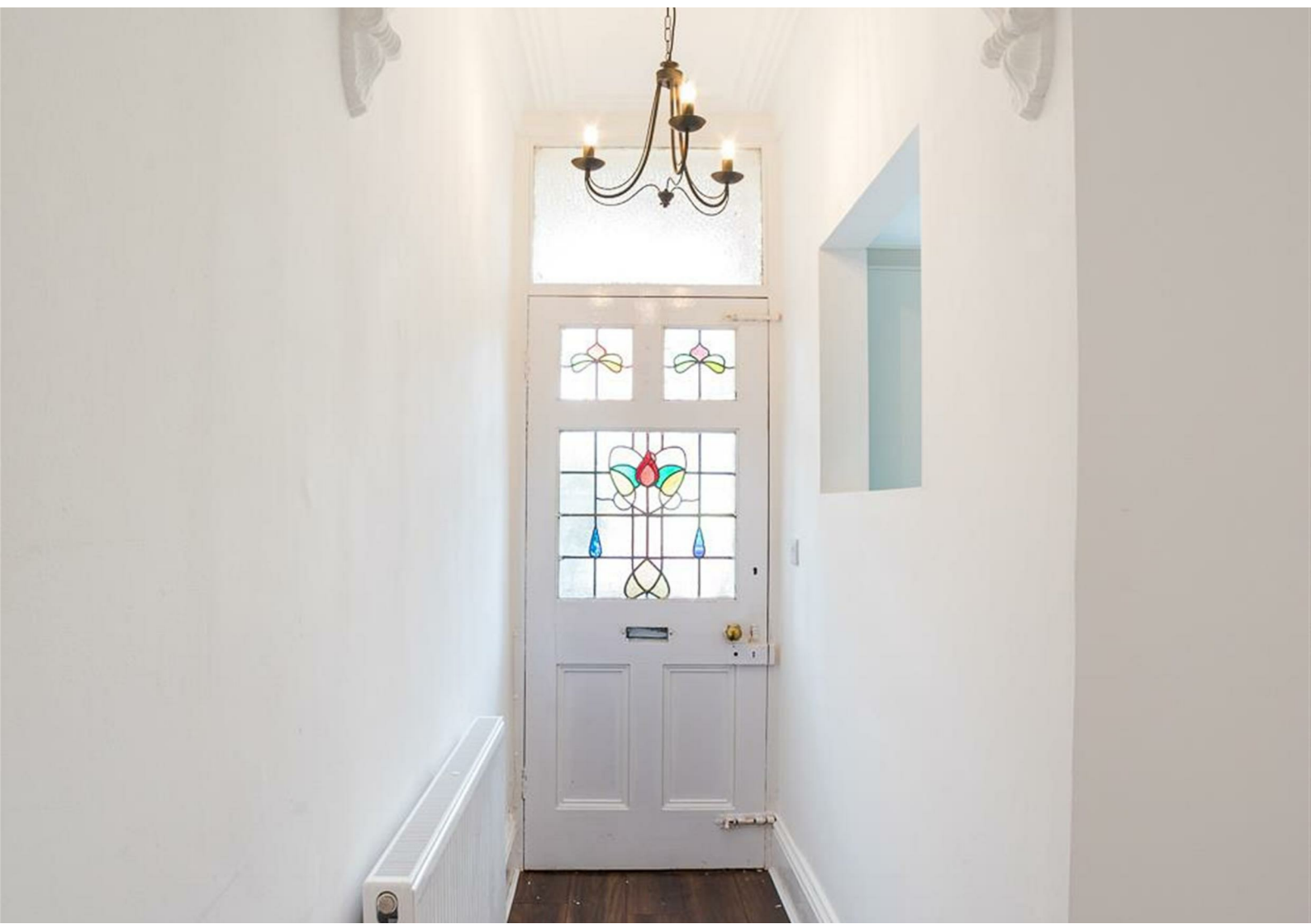
This stunning maisonette in a sought-after location boasts a professional refurbishment, high ceilings, two en-suite bedrooms, an immaculate garden and excellent transport links.





- TWO DOUBLE EN-SUITE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- PRIVATE GARDEN
- NEWLY RENOVATED
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- COUNCIL TAX BAND B
- WALKING DISTANCE TO 'THE AVENUE'





OVERVIEW

Katie Homes Sales is proud to present this delightful maisonette, located in the desirable town of West Bridgford, providing excellent public transport links, nearby schools, and a host of local amenities.

This fantastic location boasts a strong local community, is surrounded by lush green spaces and nearby parks, offering the perfect balance between urban living and tranquil surroundings.

Upon entering the flat, you will appreciate the professional refurbishment throughout. The property showcases modern features, such as high ceilings and an open-plan layout. The fireplace in the kitchen adds an element of charm and character to the space, creating a warm and inviting atmosphere whilst cooking/dining.

The spacious reception room provides a great view of the immaculate garden, further enhancing the sense of tranquillity. This open-plan area seamlessly flows into the recently renovated kitchen, which boasts modern appliances, ample natural light, and a dining area. The bay window adds a touch of elegance to the room, allowing for a picturesque view while enjoying meals.

A particular highlight of this property is the basement space, which offers two rooms that can be utilized as a games room, study, or additional living space. Additionally, there is a convenient WC with sink, providing practicality and flexibility.

The property comprises two double bedrooms, each featuring en-suite facilities for added privacy and convenience. The en-suite bathrooms have been newly refurbished and include rain showers, heated towel rails, and sleek design elements.

The EPC rating is D, ensuring energy efficiency, and the property falls within Council Tax Band B.

With its versatile layout and desirable attributes, this property is ideal for families, couples, sharers, or students seeking a spacious and comfortable living space.

An early viewing is highly recommended to fully appreciate all that this exceptional maisonette has to offer.

ENTRANCE HALLWAY

3'3" x 7'10"

Entering through the original stain glassed front door, you will be greeted by a laminated hallway with a wall mounted radiator and pendant light from the high ceiling. To the left of you upon entering the property is an open hatch looking into the kitchen/diner.

KITCHEN / DINER

12'1" x 14'5"

A spacious and bright open plan kitchen/diner, benefitting from a large bay window allowing the upmost natural light into the sleek space. Also with a feature fireplace adding elegance into the already desirable room. The modern, fully fitted kitchen includes integrated appliances, beautiful laminate flooring and ceiling spotlights. A open hatch sits above the sink area into the entrance hallway.

LOUNGE

5'12"

Sitting within the heart of the property, the lounge has easy access to the open kitchen, converted basement as well as a rear door accessing the private garden. A bright and clean space with the tall ceilings, laminate flooring and large window, as well as a wall mounted radiator and pendant light fitting.

BEDROOM ONE

43'3"

The first of the double bedrooms is situated at the front of the property and benefits from a large bay window, providing an abundance of light. Provided with a pendant light and wall mounted radiator. The flooring throughout the bedroom is laminate, and then through to the en-suite there are dark grey tiles. The en suite comprises of a freestanding shower, a white toilet and white basin.

BEDROOM TWO

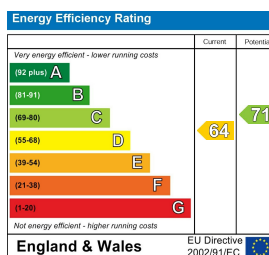
37'4"

Bedroom two is the master bedroom and is situated at the back of the property with windows looking over the private garden to the side of the flat. Laminate flooring throughout, pendant light fitting and wall mounted radiator. A bright en-suite bathroom with dark grey tile flooring, Shower over a white bath, white toilet and white basin.

CONVERTED BASEMENT

45'11"

The basement has been converted and now has full height ceilings, floor, wall and ceiling insulation. With an additional two rooms and a W.C this space has endless possibilities. Laminate flooring, and ample lighting as well as plug sockets throughout the space.





HAPPIER HOME HUNTING



TEL: 0115 837 7375

EMAIL: VIEWINGS@KATIEHOMES.CO.UK

WEB: WWW.KATIEHOMES.CO.UK

ADDRESS: 76 DERBY ROAD, NOTTINGHAM, NG1 5FD