

HoldenCopley

PREPARE TO BE MOVED

Trowell Road, Wollaton, Nottinghamshire NG8 2DN

Guide Price £400,000 - £450,000

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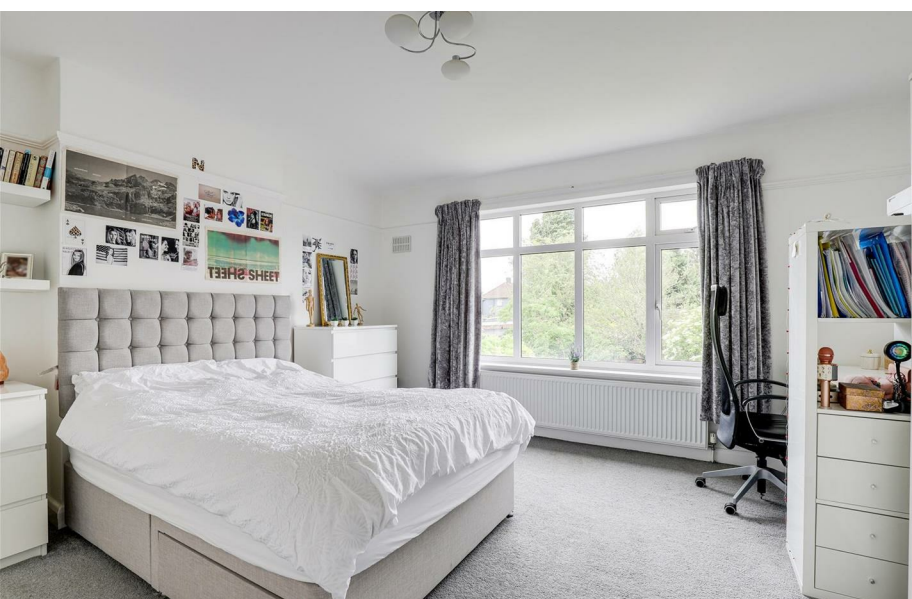
GUIDE PRICE £400,000 - £425,000

DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION...

This three-bedroom detached house is exceptionally well-presented throughout and offers spacious, versatile accommodation, making it the perfect purchase for any family buyer looking to move straight in. Situated in a sought-after area, the property is ideally located close to a range of local shops, well-regarded schools, excellent transport links, and is just a short distance from Wollaton Hall and Deer Park. To the ground floor, the property comprises an entrance hall, a convenient W/C, a generous bay-fronted living room with a feature fireplace, and a separate dining room with double French doors opening out to the rear garden, complete with a multi-fuel burner. The well-appointed shaker kitchen offers a warm, traditional feel while offering excellent practicality for everyday living. Adjacent to this, a versatile office space with skylights and French doors provides a bright and peaceful setting, ideal for home working or additional living space. Completing the ground floor is a garage offering further storage or parking. Upstairs, the first floor hosts three well-proportioned double bedrooms and a contemporary four-piece family bathroom. The landing also provides access to a boarded loft space, ideal for storage. Outside, the property boasts a large block-paved driveway to the front, providing ample off-street parking. To the rear is a private, enclosed garden featuring a paved patio area, a block-paved seating space, and a well-maintained lawn – perfect for relaxing or entertaining during the warmer months. With its blend of space, and a prime location, this property offers an opportunity for a family seeking a ready-to-move-into home in a highly desirable setting.

MUST BE VIEWED





- Detached Family Home
- Three Double Bedrooms
- Dining Room With A Multi-Fuel Burner & Living Room
- Well Appointed Fitted Kitchen
- Versatile Office
- Ground Floor W/C
- Four Piece Bathroom Suite
- Private Enclosed Rear Garden
- Ample Off-Road Parking & Garage
- Sought After Location





GROUND FLOOR

Entrance Hall

8*7" x 13*10" (2.63m x 4.22m)

The entrance hall has wood-effect flooring, carpeted stairs, a vertical radiator, a built-in cupboard, coving and a single composite door providing access into the accommodation.

W/C

7*5" x 2*11" (2.27m x 0.89m)

This space has a low level flush W/C, a vanity style wash basin, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

15*11" x 13*11" (4.86m x 4.25m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a fireplace with a decorative surround and tiled hearth, a dado rail and coving.

Dining Room

11*11" x 11*11" (3.64m x 3.64m)

The dining room has UPVC double-glazed windows to the rear elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove with a multi-fuel burner, a decorative surround and a hearth and a dado rail.

Kitchen

12*10" x 13*10" (3.93m x 4.23m)

The kitchen has a range of fitted shaker style base and wall units with worktops, space for a range cooker with an extractor hood, a Belfast sink with draining grooves and a swan neck mixer tap, an integrated dishwasher, space and plumbing for a washing machine and tumble dryer, space for an American style fridge-freezer, tiled flooring, partially tiled walls and UPVC double-glazed windows to the rear elevation.

Office

8*11" x 19*11" (2.74m x 5.82m)

The office has a UPVC double-glazed window to the side elevation, three skylights, wood-effect flooring, a radiator, recessed spotlights and double French doors opening out to the garden.

FIRST FLOOR

Landing

5*8" x 9*2" (1.74m x 2.80m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a dado rail, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

15*10" x 14*0" (into bay) (4.85m x 4.27m (into bay))

The main bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, an original fireplace and a dado rail.

Bedroom Two

13*11" x 13*0" (4.26m x 3.98m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a dado rail.

Bedroom Three

11*11" x 7*6" (3.64m x 2.31m)

The third bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator and a dado rail.

Bathroom

11*7" x 6*9" (3.53m x 2.06m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, a vertical radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a large block-paved driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio, a block paved seating area, a lawn, various plants, mature shrubs and trees and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Nottingham City Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

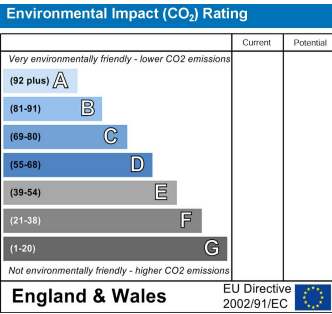
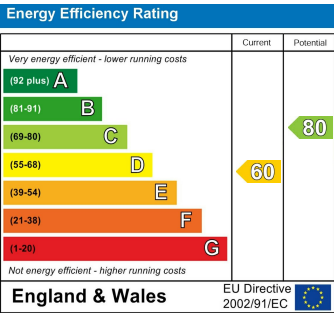
The vendor has advised the following:

Property Tenure is Freehold

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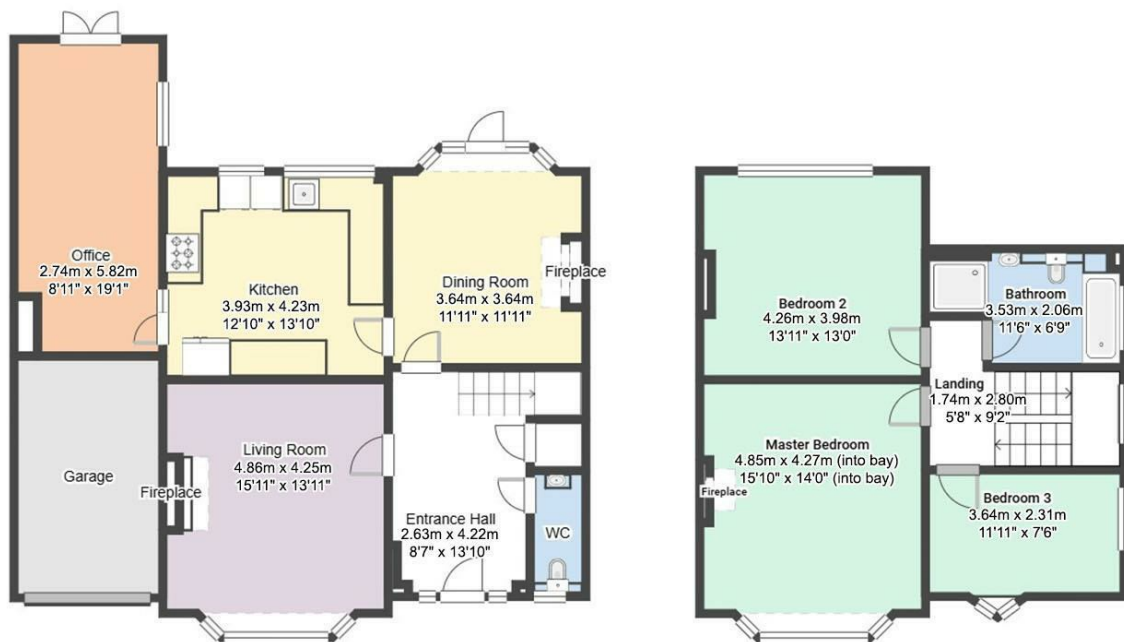
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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