

HoldenCopley

PREPARE TO BE MOVED

Ilkeston Road, Trowell, Nottinghamshire NG9 3PY

Guide Price £350,000 - £375,000

Ilkeston Road, Trowell, Nottinghamshire NG9 3PY



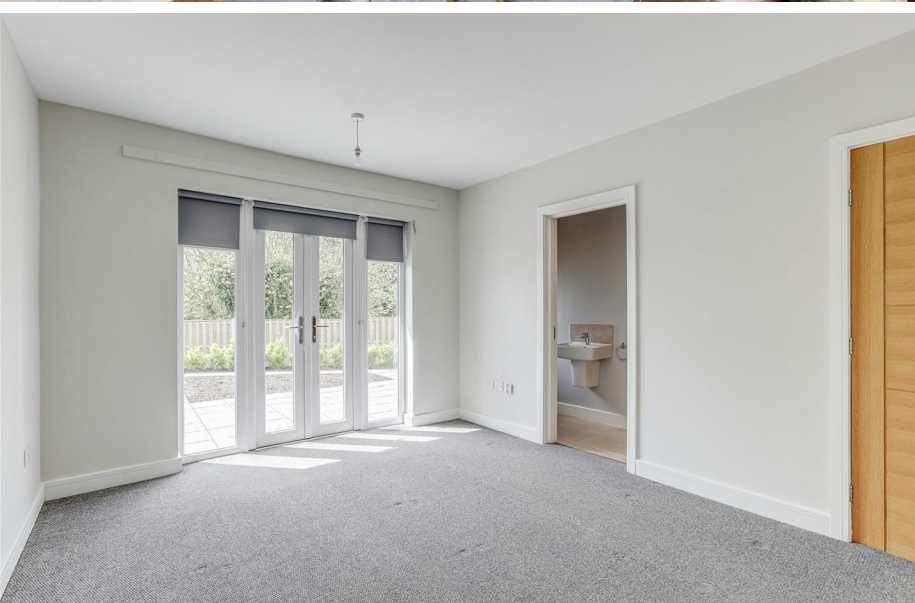
GUIDE PRICE £350,000 - £375,000

NO UPWARD CHAIN...

Presenting this stunning versatile two/three-bedroomed extended detached bungalow, meticulously renovated to high standards. Every aspect of this property has been upgraded over recent years, from the extension to the rewiring, new plumbing, and a new roof. Notably, all walls have been stripped back to brick and fitted with insulated plasterboard. Situated in a highly popular location, this residence ensures easy access to local amenities, schools, and convenient commuting links. Step inside to discover a welcoming hallway, leading to three generously sized double bedrooms, with the master bedroom enjoying the added luxury of an en-suite bathroom. A PIV (Positive Input Ventilation) system has been installed, situated in the loft to supply fresh, filtered air directly into the three bedrooms. Each room is equipped with its own adjustable vent, and the system offers multiple settings for controlling the airflow output. A stylish family bathroom caters to the needs of the rest of the household. The heart of the home lies within the modern kitchen/open-plan living space, where a skylight lantern and French doors infuse the space with an abundance of natural light, creating an inviting atmosphere for gatherings and your culinary needs. Completing the accommodation is a convenient W/C, adding practicality to everyday living. Externally, the property boasts a double-entrance driveway, providing ample off-road parking for multiple vehicles. Access to the garage offers additional parking or storage space, while a variety of plants and shrubs enhance the kerb appeal of the front garden. To the rear, a private enclosed south-facing garden awaits, offering a patio seating area surrounded by decorative stones and a range of shrubs, that provides the perfect spot for to enjoy the outdoors.

MUST BE VIEWED





- Extended Detached Bungalow
- Three Double Bedrooms
- Modern Kitchen/Open-Plan Living Space
- Stylish Bathroom & En-Suite
- Driveway & Garage
- Private South-Facing Garden
- Fully Renovated Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

17'6" x 13'5" (max) (5.34m x 4.11m (max))

The entrance has laminate wood-effect flooring, a radiator, access to the loft with courtesy lighting and a single hardwood door providing access into the accommodation.

Master Bedroom

12'10" x 10'9" (3.92m x 3.30m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite, two UPVC double-glazed full-heights windows to the rear elevation and double French doors opening out to the rear garden.

En-Suite

10'6" x 2'10" (3.21m x 0.87m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with an overhead rainfall shower, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, tiled flooring with electric underfloor heating and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'10" x 11'10" (max) (3.62m x 3.61m (max))

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Bedroom Three / Sitting Room

11'10" x 11'10" (max) (3.62m x 3.62m (max))

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Bathroom

10'6" x 7'6" (max) (3.21m x 2.29m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, Travertine tiled flooring with electric underfloor heating and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'1" x 3'2" (1.26m x 0.97m)

This space has a low level dual flush W/C, a wall-mounted W/C, a radiator, an extractor fan and tiled-effect flooring.

Corridor

9'11" x 6'0" (max) (3.03m x 1.85m (max))

This corridor has tiled-effect flooring, power supply & plumbing to be used as a utility area, a radiator and access to the kitchen diner.

Kitchen/Open-Plan Living Space

19'7" x 18'11" (max) (5.98m x 5.52m (max))

The kitchen/open-plan living space has a range of fitted base units with worktops, a feature island, two stainless steel sinks with a swan neck mixer taps, an integrated oven, a microwave combi, gas hob & a dishwasher. An extractor fan, recessed spotlights, two radiators, tiled-effect flooring, a skylight lantern, two full-height windows to the rear elevation and double French doors opening out to the rear garden.

OUTSIDE

Front

The front of the property has an gravel double entrance driveway providing off-road parking for multiple cars, access to the garage, courtesy lighting, gated access to the rear garden, and a variety of plants and shrubs.

Garage

18'4" x 12'7" (max) (5.61m x 3.84m (max))

The garage has courtesy lighting, power supply, a wall-mounted boiler and electric sectional door.

Rear

To the rear of the property is a private enclosed south-facing garden with a paved patio area, decorative stones, a range of shrubs and a fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

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.

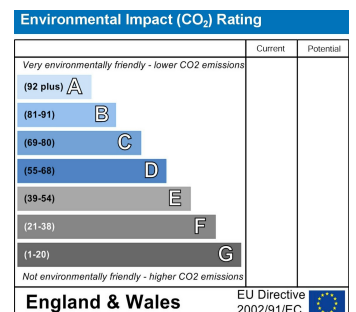
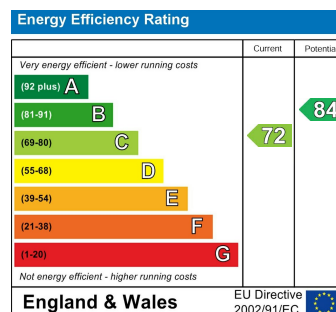
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk