Holden Copley PREPARE TO BE MOVED

Haynes Avenue, Trowell, Nottinghamshire NG9 3NY

Guide Price £270,000 - £280,000

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LOCATION LOCATION...

This three-bedroom semi-detached house offers deceptively spacious accommodation and is well presented throughout. Situated in a highly sought-after location, it is conveniently close to various local amenities, including shops, excellent transport links and top-rated school catchments. The ground floor features a porch, leading into an entrance hall that opens to a cosy living room, a separate dining room for family gatherings, a bright conservatory, a modern fitted kitchen with a pantry and an integral garage. The first floor comprises three well-proportioned bedrooms, a contemporary three-piece bathroom suite and access to a boarded loft for additional storage space. The front of the property boasts a driveway, while the rear offers a private garden complete with a patio area, artificial lawn, decking and a practical shed, creating an ideal space for relaxation and outdoor entertaining.

MUST BE VIEWED









- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen With Pantry
- Three Piece Bathroom Suite
- Integral Garage
- Driveway
- Private Rear Garden
- Must Be Viewed









GROUND FLOOR

Porch

 $6^{10} \times 4^{7} (2.09 \text{m} \times 1.42 \text{m})$

The porch has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator and a single UPVC door.

Entrance Hall

 12^{2} " × 5'II" (3.7lm × 1.82m)

The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

 $12^{11} \times 12^{8} \pmod{3.94} \times 3.87 \pmod{1}$

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a tiled hearth and open access into the dining room.

Dining Room

 $10^{\circ}3'' \times 8^{\circ}11'' (3.14m \times 2.73m)$

The dining room has carpeted flooring, a radiator and sliding patio doors providing access into the conservatory.

Conservatory

 $8^{\circ}9'' \times 8^{\circ}7'' (2.69m \times 2.64m)$

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring and double French doors providing access out to the garden.

Kitchen

 10^{4} " × 10^{0} " (max) (3,15m × 3,05m (max))

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker, an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a vertical column radiator, a UPVC double-glazed window to the rear elevation, access to the pantry and a single UPVC door providing access into the garage.

Pantry

 2^{1} II" $\times 2^{9}$ " (0.89m $\times 0.85$ m)

The pantry has tiled flooring, shelves, lighting and a UPVC double-glazed obscure window to the side elevation.

Garage

 $21^{\circ}7'' \times 8^{\circ}7''$ (6.58m × 2.63m)

The garage has a polycarbonate roof, an up and over garage door and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

 7^{5} " × 6^{1} " (2.27m × 2.11m)

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

Master Bedroom

 $12^{\circ}9" \times 12^{\circ}1" \text{ (max) } (3.89m \times 3.69m \text{ (max))}$

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

Bedroom Two

 12^{1} " × 10^{3} " (3.69m × 3.14m)

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

Bedroom Three

 9^{2} " × 7^{1} " (max) (2.81m × 2.43m (max))

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

Bathroom

 $6^{\circ}9'' \times 5^{\circ}6'' (2.08m \times 1.69m)$

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower with a hand-held shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway with a shrub boundary.

Rear

To the rear of the property is a private garden with a fence panelled boundary, artificial grass, a patio, decking, a shed and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water - Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank - No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G 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

Council Tax Band Rating - Broxtowe Borough Council - Band B

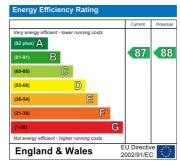
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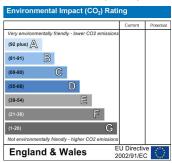
The vendor has advised the following: Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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