

HoldenCopley

PREPARE TO BE MOVED

Wychwood Drive, Trowell, Nottinghamshire NG9 3RB

£425,000

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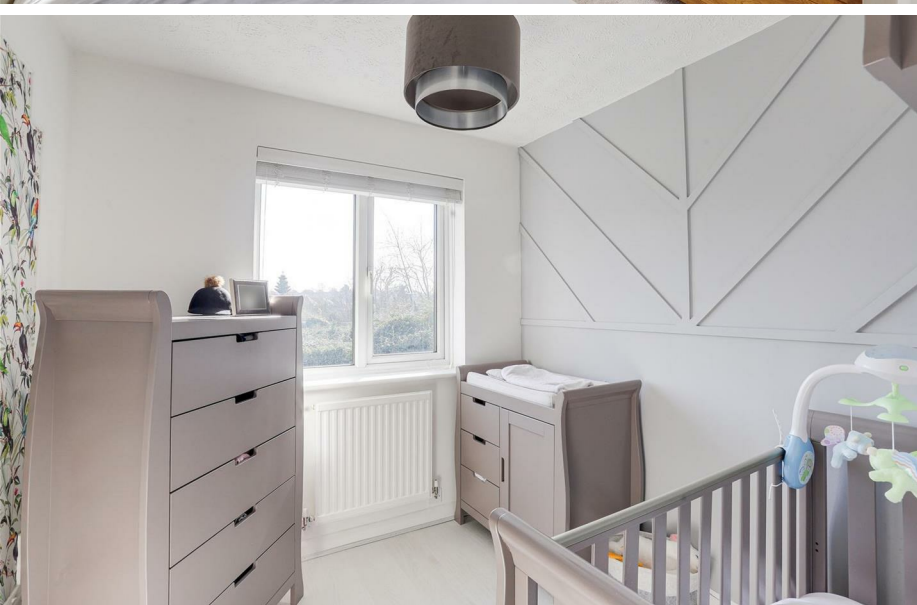


BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This stunning four-bedroom detached home is beautifully presented throughout, making it a perfect choice for a family buyer looking to move straight in. Situated in a sought-after location, the property benefits from easy access to shops, excellent transport links, and great school catchments. The ground floor welcomes you with an entrance hall, leading to a W/C and a spacious living room. The living area flows seamlessly into the dining room, which opens up into a large, light-filled conservatory, creating a wonderful space for entertaining. The modern fitted kitchen boasts sleek quartz worktops and high-quality integrated appliances, complemented by a separate utility room for added convenience. Upstairs, the property offers four well-proportioned bedrooms, including a master suite with its own en-suite bathroom. The main four-piece family bathroom is stylishly designed, and loft access via a drop-down ladder provides excellent additional storage. Externally, the home continues to impress with a well-maintained front garden, a detached double garage, and a private driveway with an electric vehicle charging point. The south-facing rear garden is beautifully landscaped, featuring a patio area for outdoor dining and a well-kept lawn, perfect for children to play or for relaxing in the sun. Exceptionally maintained and finished to a high standard, this home is a testament to its current owners—offering stylish, move-in-ready living in a desirable location.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Bay Fronted Living Room
- Dining Room & Spacious Conservatory
- Modern Fitted Kitchen & Utility Room
- Ground Floor W/C
- Four Piece Bathroom Suite & En-Suite
- Driveway & Detached Double Garage
- Beautifully Maintained South-East Facing Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'1" x 6'3" (4.01m x 1.91m)

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

W/C

5'1" x 3'10" (1.55m x 1.18m)

This space has a low level flush W/C, a wash basin with a tiled splashback, porcelain tiled flooring, a heated towel rail and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'9" x 13'2" (4.81m x 4.03m)

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

Dining Room

10'7" x 10'0" (3.23m x 3.07m)

The dining room has porcelain tiled flooring, a radiator and open access into the conservatory.

Conservatory

17'4" max x 12'8" (5.30m max x 3.88m)

The conservatory has UPVC double-glazed windows to the rear and side elevations, fitted shaker style base and wall units with Quartz worktops and an inset half sink with a swan neck mixer tap, an integrated Bosch under the counter fridge with freezer compartment, porcelain tiled flooring and UPVC double French doors providing access out to the garden.

Kitchen

14'11" x 10'8" (4.57m x 3.26m)

The kitchen has a range of fitted shaker style base and wall units with Quartz worktops, two integrated Neff slide and hide ovens, two Neff warming drawers, a Neff induction hob with an extractor hood, an integrated Bosch dishwasher, a Zanussi fridge freezer, a Granite composite sink and a half with draining grooves and a swan neck mixer tap, porcelain tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Utility Room

8'10" x 5'1" (2.71m x 1.57m)

The utility room has fitted shaker style base and wall units with Quartz worktops, space and plumbing for a washing machine and tumble dryer, porcelain tiled flooring, recessed spotlights and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

8'9" max x 6'11" (2.69m max x 2.13m)

The landing has carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'3" max x 12'8" (4.04m max x 3.87m)

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

En-Suite

11'9" max x 6'4" (3.60m max x 1.94m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, porcelain tiled flooring and walls, a heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'3" max x 10'4" (3.75m max x 3.16m)

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

Bedroom Three

10'7" max x 8'3" (3.23m max x 2.52m)

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

Bedroom Four

7'6" x 7'2" (2.30m x 2.20m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a panelled feature wall.

Bathroom

7'8" x 5'5" (2.34m x 1.67m)

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

OUTSIDE

Double garage

17'0" x 16'10" (5.19m x 5.14m)

Front

To the front there is a garden with a lawn, a double detached garage with a driveway and an electric vehicle charging point and a single wooden gate providing rear access.

Rear

To the rear is a private south-East facing garden with patio, a lawn, mature shrubs, an outdoor tap and a raised wooden sandbox.

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) 220 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

Council Tax Band Rating - Broxtowe Borough 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.

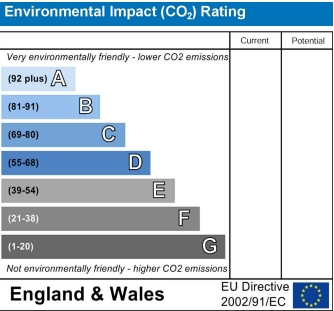
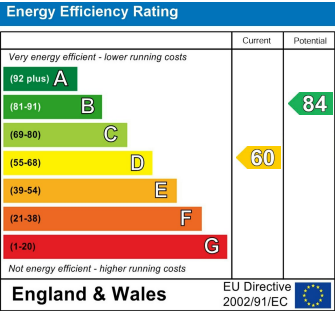
The vendor has advised the following:

Property Tenure is Freehold

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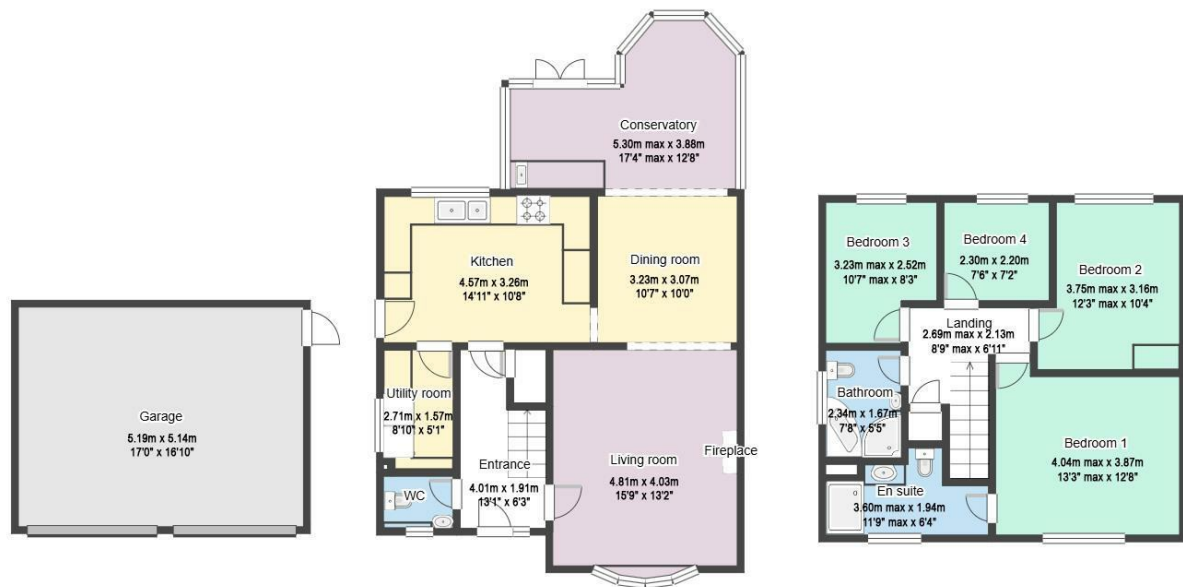
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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