

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Trowell, Nottinghamshire NG9 3PP

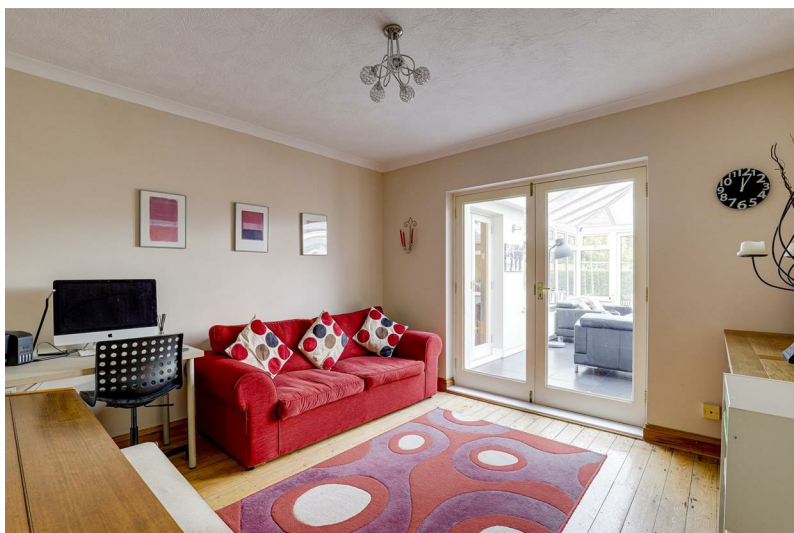
£550,000

Nottingham Road, Trowell, Nottinghamshire NG9 3PP



BEAUTIFULLY PRESENTED FAMILY HOME WITH STUNNING VIEWS...

This beautifully presented three-bedroom semi-detached home is truly a credit to the current owners, offering spacious and versatile accommodation throughout — perfect for any family buyer looking to move straight in. The property was originally two separate cottages belonging to the gardener and chauffeur of Trowell Hall, later thoughtfully combined to create a single, unique residence. Situated in a desirable location close to a wealth of local amenities, great schools, and convenient transport links. To the ground floor, the property comprises an entrance, a W/C, a generous living room featuring bi-folding doors, a separate family room, and a stunning orangery with a glass roof, underfloor heating, and double French doors opening out to the rear garden — with radiators also installed to provide an additional heating option, making it a perfect space for entertaining all year round. The heart of the home is the shaker-style kitchen, complete with a central island breakfast bar and a range of integrated appliances. The first floor offers three generously sized double bedrooms, with two benefiting from en-suite shower rooms, along with a modern four-piece family bathroom. There is also access to a boarded loft space, offering additional storage. Externally, the property is set back from the road behind electric gates installed 2024 and boasts a large driveway providing off-street parking for up to six vehicles, a detached double garage with an office and utility room, which offers potential to be converted into a granny annex or studio — ideal for multi-generational living. To the rear is a landscaped, south-facing garden with paved patio seating areas, a lawn, a garden shed, and uninterrupted views over open fields — offering a peaceful and private retreat to unwind. The property also boasts a new roof and boiler installed in 2022, along with HIVE smart heating for added convenience.





- Semi-Detached Family Home
- Three Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Two Spacious Reception Rooms
- Large Orangery With Glass Roof & Underfloor Heating
- Ground Floor W/C
- Contemporary Four Piece Bathroom & Two En-Suites
- Detached Double Garage With Office & Utility Room
- Ample Off-Road Parking With Electric Gates
- South-Facing Garden with Open Field Views





GROUND FLOOR

Entrance

13'10" x 6'2" (4.22m x 1.89m)

The entrance has a UPVC double-glazed window with bespoke fitted shutters to the front and side elevations, engineered oak flooring, coving and a single UPVC door providing access into the accommodation.

Hall

6'5" x 5'8" (1.97m x 1.73m)

The hall has engineered oak flooring, carpeted stairs and coving.

W/C

6'11" x 4'10" (2.11m x 1.48m)

This space has a low level concealed flush W/C, an integrated countertop wash basin, tiled flooring and walls, a chrome heated towel rail, a built-in cupboard, a wall-mounted boiler and a UPVC double-glazed window with bespoke fitted shutters to the side elevation.

Hall

23'11" (max) x 5'2" (max) (7.31m (max) x 1.60m (max))

The hall has UPVC double-glazed bow windows with bespoke fitted shutters to the front elevation, engineered oak flooring, two radiators and coving.

Living Room

19'1" x 13'11" (5.82m x 4.01m)

The living room has LVT flooring, a radiator, a wall-mounted electric fireplace, coving, double French doors into the orangery and bi-folding doors out to the garden.

Family Room

11'10" x 11'8" (3.63m x 3.57m)

The family room has original floorboards, a radiator, coving and double French doors into the orangery.

Orangery

23'10" x 18'9" (7.27m x 5.74m)

The orangery has UPVC double-glazed windows to the side and rear elevations, tiled flooring with underfloor heating, four radiators, a glass roof with roof lights and UPVC double French doors providing access out to the garden.

Kitchen

17'1" x 10'5" (5.22m x 3.19m)

The kitchen has a range of fitted shaker style base and wall units with Granite worktops, a central breakfast bar island, a hob with a ceiling mounted extractor hood, an integrated double oven, microwave, dishwasher, fridge-freezer and warming drawer, an undermount sink and a half with a drainer and a swan neck mixer tap, tiled flooring, a radiator, a built-in cupboard, recessed spotlights, coving and a UPVC double-glazed window with bespoke fitted shutters to the side elevation.

FIRST FLOOR

Landing

24'5" x 3'6" (7.45m x 1.09m)

The landing has UPVC double-glazed window with bespoke fitted shutters to the rear elevation, carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

13'3" x 11'11" (4.06m x 3.65m)

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

En-Suite

7'6" x 6'11" (2.29m x 2.12m)

The en-suite has a low level flush W/C, a wall-mounted vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, recessed wall alcoves, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed window with bespoke fitted shutters to the rear elevation.

Bedroom Two

13'3" x 12'0" (4.06m x 3.68m)

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, wood-effect flooring, a radiator, a panelled feature wall and access into the en-suite.

Shower Room

5'3" x 2'11" (1.61m x 0.90m)

The shower room has a corner wall-mounted wash basin, a fitted shower enclosure with an electric shower, tiled walls, an electric shaving point and an extractor fan.

Bedroom Three

11'4" x 10'5" (3.47m x 3.20m)

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

Bathroom

10'7" x 10'0" (3.25m x 3.06m)

The bathroom has a low level concealed dual flush W/C with a bidet hose, a wall-mounted vanity style wash basin, a freestanding double-ended bathtub, a large shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove, tiled flooring and walls, two heated towel rails, recessed spotlights, an extractor fan and a UPVC double-glazed window with bespoke fitted shutters to the rear elevation.

OUTSIDE

Front

To the front is a driveway accessed by electric gates, a garden with a lawn, various plants and mature shrubs and trees, a single gate providing rear access, courtesy lighting, three outdoor power sockets and steps leading up to the front door.

Rear

To the rear is a private south-facing garden with a paved patio seating area, steps leading down to a further paved patio seating area, a shed, a lawn, various plants, mature shrubs and trees, outdoor power sockets, courtesy lighting, fence panelled boundaries and a post and rail fence with views looking out to open fields.

Garage

16'7" x 16'5" (5.06m x 5.02m)

The garage has lighting, power points, electric points, a radiator, a window to the rear elevation, is fully boarded and plastered, has a single door into the utility room and two up and over garage doors.

Office

9'1" x 8'5" (2.78m x 2.58m)

The office has lighting, power points, electric points, a radiator, a window to the front elevation, is fully boarded and plastered, has a single door providing access out to the driveway and a single door providing access into the utility room.

Utility Room

11'8" x 10'11" (3.56m x 3.33m)

The utility room has fitted wall units, a deep stainless steel sink ideal for cleaning dirty boots or a dog, lighting, power points, electric points, a radiator, a wall-mounted boiler, a window to the front elevation, is fully boarded and plastered and a single door providing access out to the garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed – Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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.

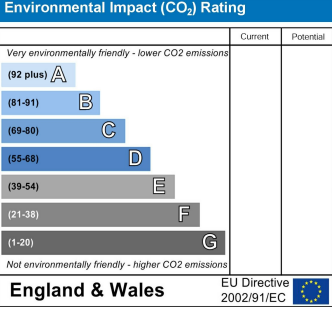
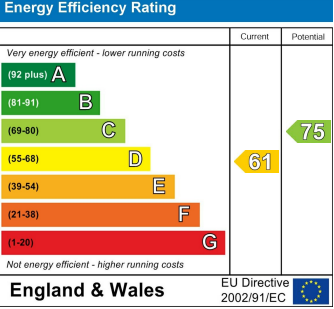
The vendor has advised the following:

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 licence 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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