



Trevino Gardens, Nottingham NG5 9EB

welcome to

Trevino Gardens, Nottingham

- Well Presented End Terraced House
- Four Good Sized Bedrooms
- Downstairs Cloakroom
- Lounge/Dining Room
- Driveway for Street Parking & Garage

Tenure: Freehold EPC Rating: C

offers in the region of

£240,000

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Property Ref:

BUL110172 - 0004

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Entrance Porch

With UPVC double glazed door and window, tiled flooring leading to the main entrance.

Entrance Hall

With wood laminate flooring, staircase to the first floor, two storage cupboards and doors to the downstairs cloakroom, lounge/dining room and kitchen.

Cloakroom

With UPVC privacy window to the front elevation, vinyl flooring, WC, vanity unit with integrated hand wash basin above with a tiled splashback and a wall mounted radiator.

Lounge/Dining Room

28' 6" x 9' 9" (8.69m x 2.97m)
A Spacious living space, with three UPVC double glazing windows to the rear elevation, modern wood laminate flooring throughout, three wall mounted radiators, TV and power points, ample room for a three-piece suite and dining table and chairs and UPVC sliding patio doors to the rear elevation leading to the Conservatory.

Conservatory

A generous sized conservatory with UPVC double glazed windows and door, wood laminate flooring and ample room for furniture.

Kitchen

13' 11" x 11' 2" (4.24m x 3.40m)
A spacious modern fully fitted kitchen with a wall and base units and feature lighting, modern wooden laminate flooring, mid height integrated twin ovens and microwave, a separate modern ceramic hob with a modern tilted style extractor above, sink and mixer tap, space for a washing machine, an American style fridge freezer and breakfast table and chairs and UPVC window to the front elevation.

Landing

With access to the loft, two storage cupboards and doors to all first-floor accommodation.

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)
Spacious double bedroom, with UPVC window to the rear elevation, wood laminate flooring and a wall mounted radiator.

Bedroom Two

12' 5" x 8' 5" (3.78m x 2.57m)
Double bedroom, with UPVC window to the rear elevation, wood laminate flooring and a wall mounted radiator.

Bedroom Three

12' 6" x 8' 5" (3.81m x 2.57m)
Double bedroom, with UPVC window to the rear elevation, wood laminate flooring and a wall mounted radiator.

Bedroom Four

8' 8" x 8' 4" (2.64m x 2.54m)
Single bedroom, with UPVC window to the side elevation, wood laminate flooring and a wall mounted radiator.

Bathroom

Spacious bathroom with a fitted three-piece bathroom suite, tiled flooring and part tiled walls, panelled bath with shower above and glass shower screen, wall mounted vanity unit with integrated hand wash basin above and radiator.

Outside

To the front is a generous sized garden, standing on a corner plot and mainly laid to lawn. With access to the main entrance and steps to the side, leading to the driveway and garage. To the rear is a private decorative landscaped garden with artificial grass areas, an outdoor bar and a gravel pathway with footprint style steppingstones leading to a decked area, ideal for outdoor dining and entertaining.



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