



29 Smithfield Avenue

Trowell NG9 3PD

£280,000



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A three bedroomed extended semi-detached property with driveway parking & detached garage.

In brief the property consists of spacious entrance hall, lounge, kitchen, separate dining room, first floor family bathroom, two double & one single bedrooms and a useful loft space. Outside is a low maintenance front garden with driveway to the side leading to the good size private rear garden

The property is offered with no upward chain.

Trowell is a much sought after location situated half way between Nottingham and Derby in the borough of Broxtowe just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 20 minutes away. Trowell Primary school is a few minutes walk away from the property.





Entrance Hallway

Enter via double glazed door into hallway, double glazed window to the side elevation, stairs to first floor, storage cupboard, and further storage cupboard, radiator & fitted carpet.

Lounge

13'0" x 11'11" (3.96m x 3.63m)

Double glazed bay window to the front elevation, wall mounted gas fire, wooden mantle, plate rack, TV point, radiator, carpet & single glazed double doors into dining room.

Dining Room

20'0" x 11'10" (6.10m x 3.61m)

Double glazed patio doors to the rear elevation, fireplace housing gas fire, plate rack, radiator & carpet.

Kitchen/Diner

19'8" x 7'2" (5.99m x 2.18m)

Composite door & two double glazed window to the side elevation, French doors to garden, meter cupboard, wall & base units with laminate worktop over, stainless steel double sink & drainer with mixer tap, tiled surround, free standing cooker space, plumbed for washing machine, plumbed for dishwasher, radiator & tiled flooring. Appliances included in the sale.

First Floor Landing

Double glazed window to the side elevation, doors off, storage cupboard & loft hatch.

Bedroom One

12'0" x 11'10" (3.66m x 3.61m)

Double glazed window to the rear elevation, fitted wardrobes, overhead storage, loft hatch, radiator & laminate flooring.





Loft Space

Great storage space, fully boarded out with light & power.

Bedroom Two

13'5" x 10'8" (4.09m x 3.25m)

Double glazed bay window to the front elevation, Storage cupboards, radiator, laminate flooring & large loft hatch with ladder.

Bedroom Three

8'0" x 7'5" (2.44m x 2.26m)

Double glazed window to the front elevation, fitted wardrobes, storage cupboard, radiator & fitted carpet.



Showerroom

8'1" x 7'4" (2.46m x 2.24m)

Frosted double glazed window to the rear elevation, wash hand basin in vanity unit with concealed low flush WC, walk in cubicle with mains feed rain forest shower, wall mounted Ideal combi boiler, part tiled walls, radiator & vinyl flooring.



Rear Garden

Two paved patio areas, lawn area, stocked borders with shrubs & trees, fence boundary.

Frontage

Good size driveway with fence & wall Boundary, steel doors lead to a large carport that in turn leads to the garage, with up and over door and inspection pit, ideal for car enthusiast.



Council Tax

Broxtowe B

Floor Plan



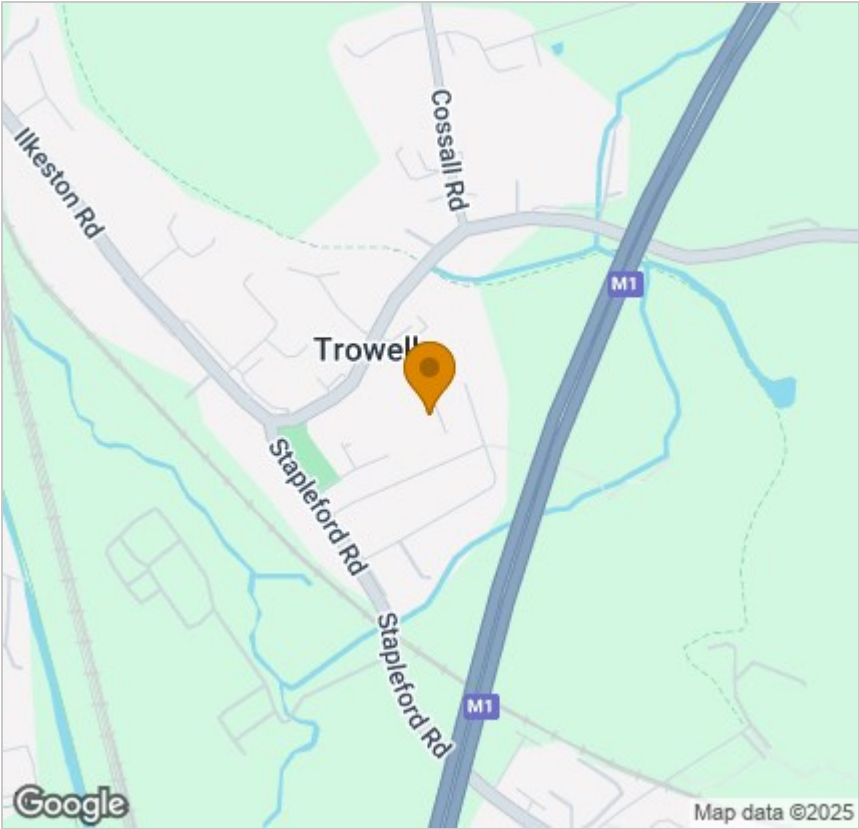
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

