

19 Trowell Park Drive, Nottingham, Nottinghamshire NG9 3RA



Chain Free £335,000

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Margi Willis Estates are delighted to offer to the sales market this well presented extended detached home situated on this popular residential location. The accommodation comprises: Entrance hallway, guest cloaks-w.c, lounge, extended dining room and kitchen to the ground floor and to the first floor landing there are four bedrooms and bathroom. Outside there is a driveway, garage and enclosed garden.

Entrance Hallway

With leaded double glazed window and door to the front elevation, radiator with ornamental cover over, stairs leading to the first floor landing

Guest Cloaks-W.C

Comprising a two piece suite of low level w.c, pedestal wash hand basin, tiling to the walls and floor, chrome radiator, leaded double glazed window to the side elevation.

Lounge

17'5" x 13'2" (5.31m x 4.01m)

With three wall light points, feature fireplace incorporating living flame gas fire, radiator, double glazed patio door leading to the rear garden.

Extended Dining Room

16' x 9'4" (4.88m x 2.84m)

With two wall light points, radiator, double glazed patio door leading to the rear garden.

Fitted Kitchen

11'8" x 9'4" (3.56m x 2.84m)

Comprising a range of fitted wall, base and drawer units incorporating working surfaces over, inset sink unit with mixer tap over and tiled splash backs, integrated appliances to include: oven, hob and extractor fan, dishwasher, fridge and freezer and washing machine. Chrome radiator, leaded double glazed window to the front elevation, double glazed entrance door to the side.

Landing

With access to the loft space, storage cupboard.

Bedroom One

11'7" x 10'10" (3.53m x 3.30m)

With leaded double glazed window to the front elevation, radiator, fitted wardrobe and drawers.

Bedroom Two

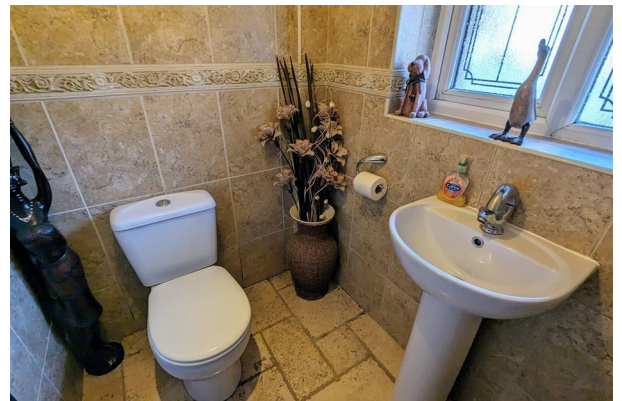
10'2" x 9'7" (3.10m x 2.92m)

With leaded double glazed window to the front elevation, radiator, fitted wardrobe.

Bedroom Three

9'7" x 6'4" (2.92m x 1.93m)

With double glazed window to the rear elevation, radiator.



Bedroom Four

8'8" x 8' (2.64m x 2.44m)

With double glazed window to the rear elevation, radiator.

Family Bathroom

Comprising four piece suite of: Low level w.c, pedestal wash hand basin, paneled bath, shower enclosure with mains fed shower over, tiling to the walls and floor, chome towel rail.

Outside

There is a garden at the front, to the side of this there is a driveway providing off the road car standing, this leads to the attached brick built garage with light and power and an up and over door, at the rear there is an enclosed low maintenanc paved garden with fish pond.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook.

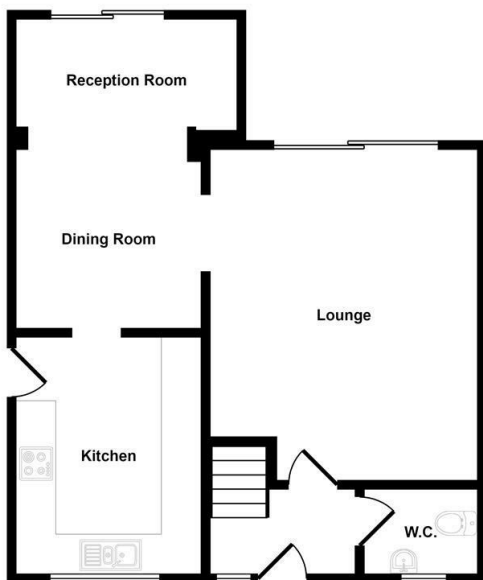




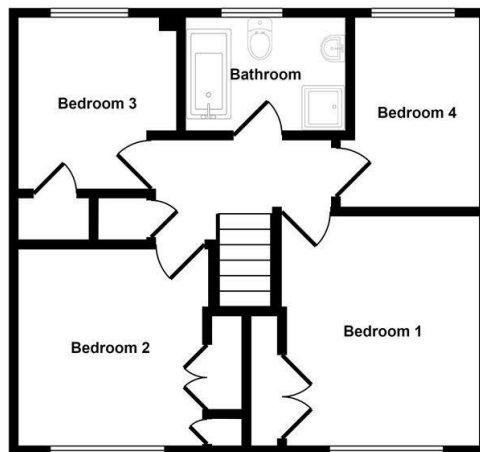
| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 84 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current: 71 | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Current: 70 | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 45 sq m / 489 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.