



Colonsay Close
Trowell, Nottingham NG9 3RD

£295,000 Freehold

A MODERN THREE BEDROOM DETACHED HOUSE.



Particularly well maintained and improved over the years, this property comes to the market in a ready to move into condition with features including an open plan dining kitchen with a modern range of units and built-in appliances which leads through to a conservatory enjoying aspects over the rear garden.

Further features of this property include gas fired central heating, double glazed windows, and a contemporary shower room/WC.

The drive provides ample off-street parking for at least three vehicles in tandem and the rear gardens are of a good size, laid mainly to lawn with two seating areas and is relatively private.

Situated in this popular and established residential area known as "Trowell Park" within the urban village of Trowell. Well placed for the nearby towns of Beeston, Stapleford and Ilkeston, with good road networks such as the A52 linking Nottingham and Derby. Trowell has its own primary school and there is open space and countryside within walking distance.

Great for professional couples and young families. An internal viewing is recommended.



ENTRANCE HALL

Double glazed window, front entrance door, radiator, stairs to the first floor. Door to lounge.

LOUNGE

14'0" x 11'3" (4.28 x 3.45)

Radiator, double glazed bow window to the front and glazed double doors leading to dining kitchen.

DINING KITCHEN

18'1" x 9'0" (5.53 x 2.76)

Incorporating a modern and contemporary range of fitted handle-free wall, base and drawer units. There is square edge work surfacing and inset one and half bowl sink unit with single drainer. Built-in electric double oven, hob and extractor hood over. Integrated dishwasher, washing machine, fridge and freezer. The kitchen area has a double glazed window to the rear and double glazed doors to the side. The dining area has a radiator and folding doors opening to the conservatory.

CONSERVATORY

9'10" x 9'2" (3 x 2.8)

uPVC double glazed construction with French doors opening to the rear garden.

FIRST FLOOR LANDING

Double glazed window, loft hatch and built-in airing cupboard housing gas combination boiler (for central heating and hot water).

BEDROOM ONE

12'3" x 10'6" (3.75 x 3.21)

Radiator, double glazed window to the front.

BEDROOM TWO

10'8" x 10'6" (3.26 x 3.21)

Radiator, double glazed window to the rear.

BEDROOM THREE

7'3" x 8'6" increasing to 8'10" to recess (2.22 x 2.6 increasing to 2.7 to recess)

Recess has hanging rail and cupboard. Radiator, double glazed oriel bay window to the front.

SHOWER ROOM

7'2" x 6'11" (2.2 x 2.12)

Incorporating a modern contemporary three piece suite comprising large shower cubicle with twin rose thermostatically controlled shower system. Wash hand basin within vanity unit, low flush WC. Tiling to walls, Karndean vinyl flooring, heated towel rail, double glazed window.

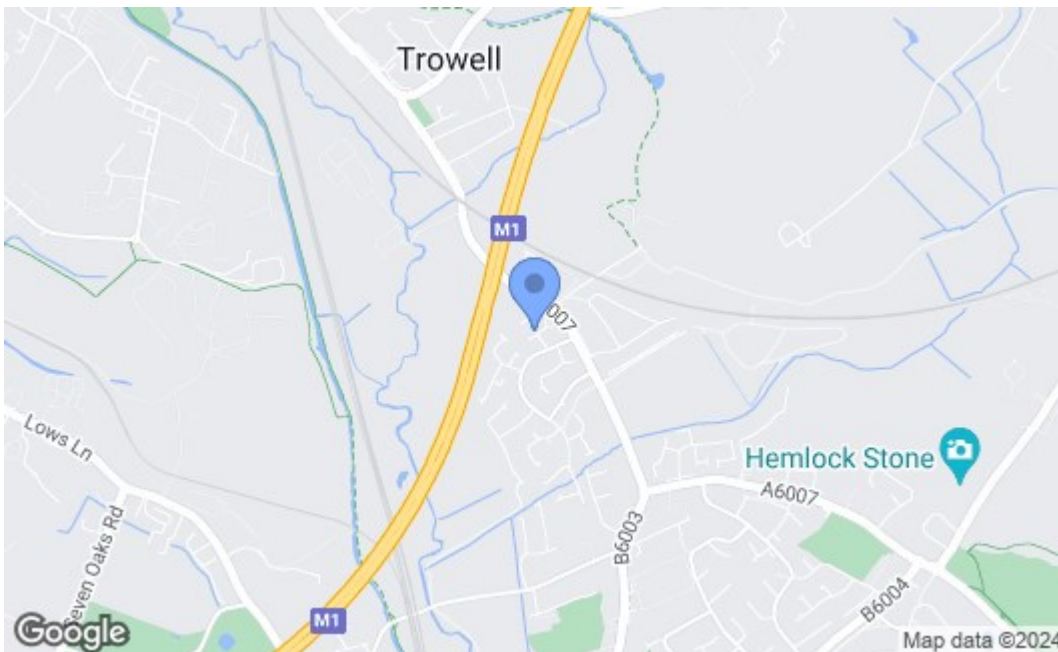
OUTSIDE

To the front is an open plan garden laid to lawn, a driveway provides off-street parking to iron gates to a further driveway at the side of the house. The rear garden is enclosed and of generous size, laid mainly to lawn with ornamental broken slate beds and patio, further paved patio area, sections of garden laid to gravel, shrub beds and borders.





TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
England & Wales		EU Directive 2002/91/EC	

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