



Dawn View
Trowell, Nottingham NG9 3QU

A MODERN TWO STOREY DETACHED
BUNGALOW.

Offers In Excess Of
£270,000

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Tucked away at the head of a small cul de sac can be found this modern two bedroom detached bungalow which has been significantly improved by the current owners and is offered for sale in a ready to move into condition.

This bungalow offers many features including gas fired central heating served from a combination boiler (installed approximately 3 years ago) and double glazed windows throughout, a modern, contemporary fully fitted kitchen with integral appliances, Kamdean flooring mainly fitted throughout the bungalow, and a high quality shower room/WC.

A further feature of this property is a large double glazed conservatory to the rear elevation, which has had a lightweight, insulated pitched solid roof installed, enabling the space to be used all year round.

The property has attractively landscaped gardens with ease of maintenance in mind and coloured pattern concrete driveway providing off-street parking, carport and garage.

This property is ideal for those looking to downsize into a ready to move into single storey home. Viewing is highly recommended.



ENTRANCE HALL

Double glazed front entrance door, cloaks cupboard. Door to lounge/diner.

LOUNGE/DINER

16'11" increasing to 19'5" x 10'8" (5.16 increasing to 5.94 x 3.26)

Freestanding fire, radiator, double glazed square bay window to the front. Door to inner hallway and door to kitchen.

KITCHEN

10'5" x 7'10" (3.2 x 2.41)

Incorporating a modern, contemporary fitted range of wall, base and drawer units with square edged work surfacing and inset single sink unit with drainer. Integrated appliances including induction hob with extractor hood over, electric oven, microwave, fridge/freezer and washing machine. Flat panel radiator. A cupboard housing gas combination boiler (installed approximately 3 years ago for central heating and hot water). Double glazed window and door to the side.

INNER HALLWAY

Radiator, access to boarded loft with power. Doors to bedrooms and shower room.

BEDROOM ONE

11'3" to wardrobes x 10'1" (3.43 to wardrobes x 3.09)

Fitted slide wardrobes to one wall, radiator, double glazed window to the rear.

BEDROOM TWO

8'7" x 8'0" (2.62 x 2.45)

Currently used as a sitting room with radiator, double glazed window and door to conservatory.

CONSERVATORY

15'1" x 7'6" (4.6 x 2.3)

uPVC double glazed construction with a recently installed lightweight vaulted solid roof. Radiator, double glazed windows, French doors opening into the rear garden.

SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower

cubicle with twin rose shower system. Tiling to walls, air extractor, double glazed window, heated towel rail.

OUTSIDE

The property is situated towards the head of a cul de sac with open plan front garden, attractive coloured pattern concrete driveway providing off-street parking with gates, leading to further hard standing beyond which is the single garage. The coloured pattern concrete runs along to the rear elevation where it becomes a patio and the gardens are attractively landscaped with ease of maintenance in mind. Ornamental gravel beds, ornamental paving and bedding.

GARAGE

20'7" x 8'11" (6.28 x 2.72)

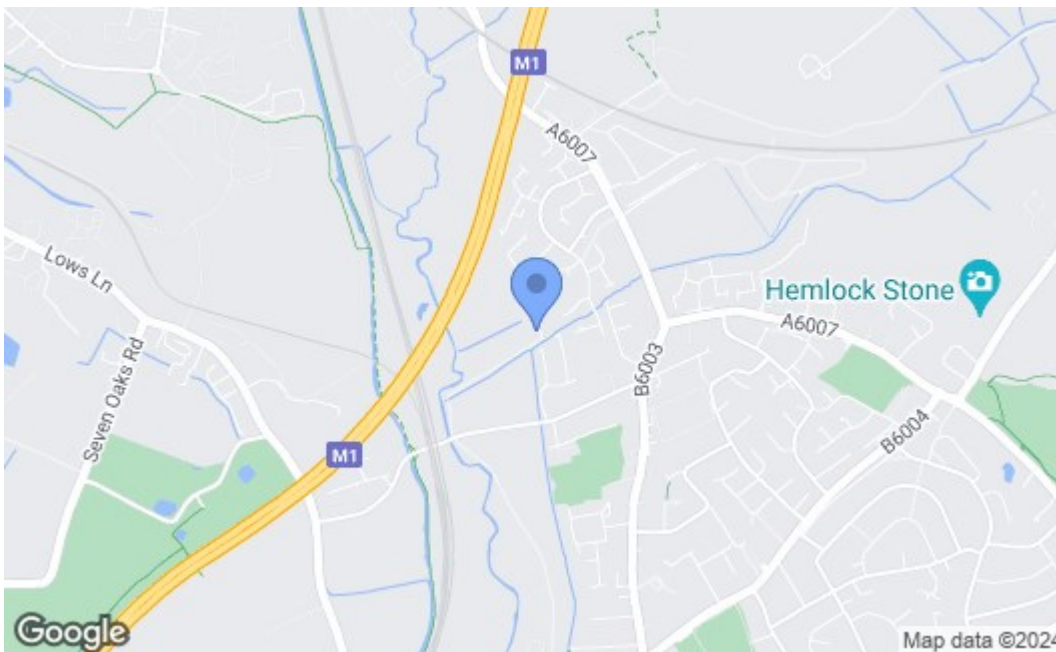
Brick construction with a recently replaced flat roof, up and over door to the front, courtesy door to the side, light and power.



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(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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