



Haynes Avenue
Trowell, Nottingham NG9 3NY

A THREE BEDROOM SEMI DETACHED
HOUSE.

£270,000 Freehold



An immaculately presented three bedroom semi detached house offered for sale with a completed upward chain.

Since occupation, the current owners have re-modelled and improved this property to offer a contemporary home, ideal for first time buyers and families. A particular feature of this house is the open plan dining kitchen, offering a high quality range of units, integrated appliances and a breakfast bar area, making this a great social space. Further features of the property include gas fired central heating served from a combination boiler, double glazed windows, modern family bathroom and the main bedroom has a touch of luxury with a media wall, fireplace with space for TV and inset LED fire.

Situated in this highly regarded suburban village, Trowell has it's own primary school and a great community feel. Close to open countryside, yet far from being isolated, there are good road networks leading to the nearby towns of Beeston, Ilkeston and Stapleford, as well as Nottingham city centre.

The property enjoys ample off-street parking, attached brick built garage and two tiered rear gardens.

Viewing highly recommended.



ENTRANCE PORCH

Double glazed window and front entrance door, further door leading to the hallway.

HALLWAY

Radiator, double glazed window, stairs to the first floor.

LIVING ROOM

12'10" × 12'7" (3.92 × 3.84)

Inset electric fire with feature surround, radiator, double glazed window to the front.

DINING KITCHEN

19'3" × 10'4" (5.89 × 3.15)

The kitchen area comprises a comprehensive range of fitted wall, base and drawer units, with square edge worktops and inset single bowl sink unit with swan-neck mixer tap. Breakfast bar/island unit with inset electric induction hob, electric fan-assisted oven under. Integrated dishwasher, appliance space, breakfast bar separating the kitchen from the dining area, double double glazed windows, door to pantry, door to garage.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'7" × 11'1" (3.86 × 3.40)

Feature media wall with space for wall mounted TV, inset LED electric fire, radiator, double glazed window to the front.

BEDROOM TWO

12'2" × 10'4" (3.72 × 3.16)

Radiator, double glazed window to the rear.

BEDROOM THREE

9'1" × 8'0" (2.79 × 2.45)

Fitted wardrobe, radiator, double glazed window to the front.

BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, "P" shaped shower bath with shower and screen over. Partially tiled walls, double glazed window.

OUTSIDE

The property is set back from the road with a front garden finished with ornamental gravel inset with evergreen shrubs. A block paved driveway provides off-street parking for two to three vehicles and leads to the attached brick built garage. The rear garden is enclosed and has a raised patio area with steps leading to the main garden which is laid to lawn and flanked with colourful bedding.

GARAGE

24'3" × 8'6" (7.4 × 2.61)

Electric roller door to the front, light, power, double glazed door to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
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		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.