



Iona Drive,
Trowell Park, Nottingham
NG9 3RF

£310,000 Freehold



THIS IS A GABLE FRONTED DETACHED HOUSE SITUATED IN THIS QUIET CUL-DE-SAC IN THIS VERY POPULAR RESIDENTIAL AREA.

Being situated on Iona Drive, this detached three bedroom property has over recent years undergone a certain amount of updating work which has included the insulation of a new kitchen which is fitted with white gloss handle-less units, a luxurious shower room and porcelain tiling throughout the whole ground floor living accommodation. For the size and quality of the accommodation included to be appreciated, we strongly recommend interested parties take a full inspection so they can see all that is included in the property for themselves. We are sure this property will suit a whole range of buyers from people or couples buying their first property through to families who are looking for three bedroom accommodation in an area which is convenient for local schools and other amenities and facilities.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing and includes a reception hallway with tiled flooring that extends across the whole of the ground floor, a through lounge which includes a dining area and has double glazed French style doors leading out to the rear garden, the re-fitted kitchen which includes several integrated appliances and to the first floor there are the three bedrooms and the luxurious shower room. Outside there is the detached brick garage which has been extended and is now over 21' in length, a Presscrete driveway and car standing area to the front and this extends down the side of the house to the garage and around to the rear. The rear garden has a patio to the immediate rear of the property and this leads onto a lawned garden which has beds to the sides and the garden is kept private by having brickwork and hedging to the boundaries.

The property is well placed for easy access to the shopping facilities provided by both Stapleford and Ilkeston, there are excellent schools for all ages, healthcare and sports facilities which include several local golf courses and Bramcote Leisure Centre, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with outside light leading to:

Reception Hall

Stylish composite front door with inset opaque glazed arched panel and opaque double glazed side panel, stairs with balustrade and cupboard under to the first floor, double glazed window to the side, Porcelain tiled flooring which extends through into the kitchen and through lounge, dado rail to the walls, cornice to the wall and ceiling and oak panelled doors to the lounge and kitchen.

Through Lounge

23'4 x 12'9 reducing to 9'4 approx (7.11m x 3.89m reducing to 2.84m approx)

Double glazed window to the front with fitted blinds, double opening double glazed French doors with fitted blinds leading out to the rear garden, Porcelain tiled flooring, two radiators, three wall lights, cornice to the wall and ceiling and dado rail to the walls.

Kitchen

10'10 reducing to 9'4 x 8'4 approx (3.30m reducing to 2.84m x 2.54m approx)

The kitchen has been recently re-fitted and has white gloss handle-less units and wood grain effect work surfaces which includes a stainless steel sink with mixer tap and a four ring induction hob set in a work surface which extends to two walls and has space for an automatic washing machine, cupboards, integrated dishwasher and drawers below, oven with drawers under and cupboards above, matching eye level wall cupboards, boiler housed in a fitted wall cupboard, double glazed window to the rear, tiling to the walls by the work surface areas, space for an upright fridge/freezer, Porcelain tiled flooring, UPVC door with inset opaque glazed panel leading out to the side of the property, feature vertical radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

First Floor Landing

Double glazed window to the side, balustrade continued from the stairs onto the landing, cornice to the wall and ceiling, built-in airing/storage cupboard, dado rail to the walls and oak panelled doors to:

Bedroom 1

12'5 x 10'6 approx (3.78m x 3.20m approx)

Double glazed window to the front with fitted blinds, radiator, recessed lights to the ceiling and cornice to the wall and ceiling.

Bedroom 2

10'7 x 10'6 approx (3.23m x 3.20m approx)

Double glazed window to the rear and radiator.

Bedroom 3

7'3 x 6'6 approx (2.21m x 1.98m approx)

Double glazed window to the front with fitted blinds, double built-in cupboard and radiator.

Shower Room

The bathroom has been recently re-fitted with quality tiling to three walls and has a large walk-in shower having a mains flow shower system with a rainwater shower head and hand held shower, tiling to the walls, low flush w.c. with a concealed cistern and a hand basin with mixer tap set on a surface with cupboards and drawers below, opaque double glazed window, cornice to the wall and ceiling and a chrome ladder towel radiator.

Outside

There is a Presscrete style driveway and off the road car standing area at the front which extends down the left hand side of the property through double wrought iron gates to the garage which is positioned at the rear. There is also a pebbled garden area at the front which helps to keep maintenance to a minimum. The Presscrete driveway extends down the side of the house and to the rear where there is a further slabbed patio area and this leads onto a lawned garden which has beds to the sides and is kept private by having brickwork to the right hand side and hedge to the rear. There is an outside light and water supply provided.

Garage

21'7 x 9' approx (6.58m x 2.74m approx)

The brick detached garage has an electric up and over door and a window to the side and has power and lighting.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Petersham Road. Continue along and at the min island continue straight over and onto Longmoor Road and then onto Longmoor Lane. At the traffic lights turn right onto Derby Road and continue through Stapleford. At the main traffic light junction turn left into Church Street and continue at the bend in the road onto Pasture Road. At the mini traffic island, turn left onto Trowel Road, which in turn becomes Stapleford Road, Trowell. Turn left onto Trowell Park Drive and right into Iona Drive.

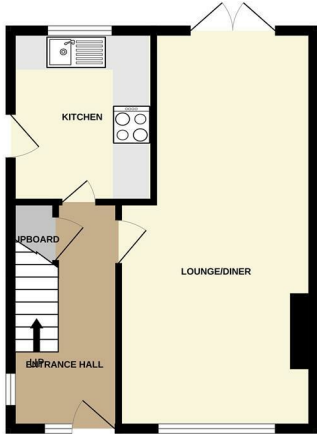
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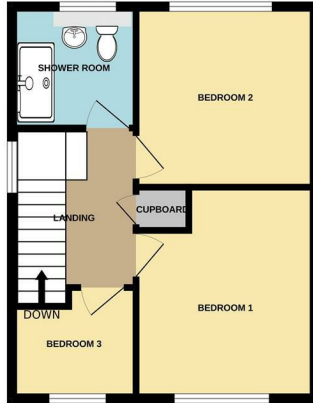
Broxtowe Borough Council Band C



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

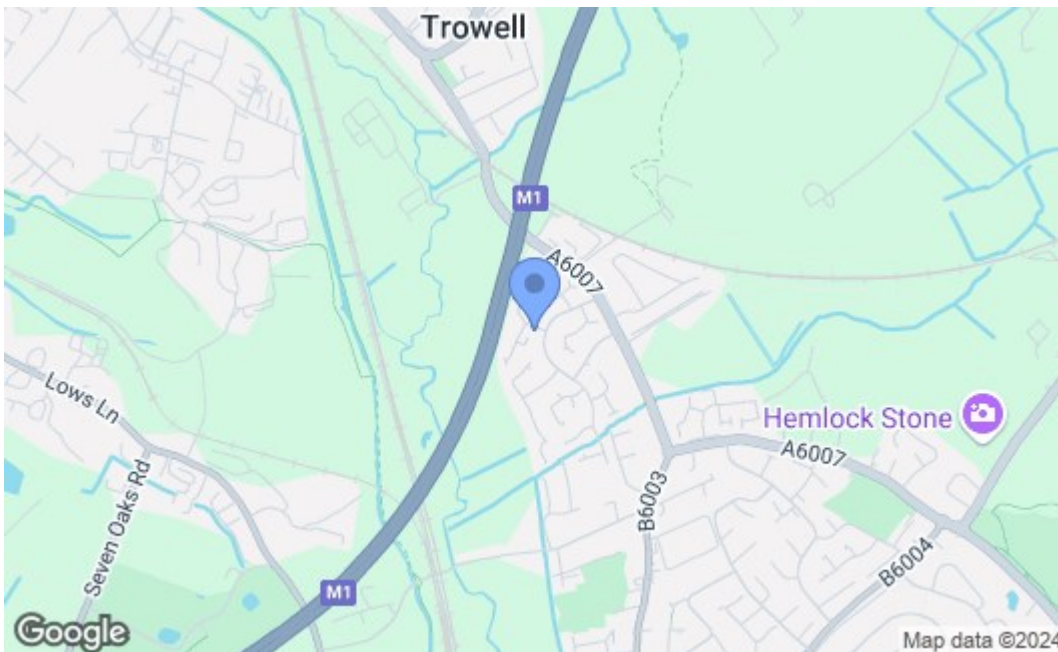


1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.

Whilst 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			
(81-91) B			79
(69-80) C			
(55-68) D		53	
(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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