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35 Trentham Drive, Aspley, Nottingham, NG8 3LU

Asking Price £330,000

- Spacious, Extended Three Bedroom Detached House
- Sun Room and Utility Room/W.C
- Balcony
- Driveway
- Lounge and Open Plan Kitchen/Diner
- Three Good Size Bedrooms
- Substantial Car Port and Workshop
- Rear Garden with Greenhouse and Shed

35 Trentham Drive, Aspley NG8 3LU

Spacious, Extended Three Bedroom Detached House. Accommodation comprises; Lounge, Open Plan Kitchen/Diner, Sun Room, Downstairs W/C/Utility, Three Good Size Bedrooms, Bathroom and W.C. Externally there is a driveway, car port and workshop. Rear garden with greenhouse and shed. Offered with No Upward Chain.



Council Tax Band: C



Entrance Porch

Door to the Entrance Hall.

Entrance Hall

6'10 x 12'1

Laminate wood effect flooring. Doors to the Lounge and Kitchen/Diner. Radiator.

Lounge

12'6 x 10'9

Double glazed bay window to the front elevation. Radiator.

Kitchen/Diner

18'4 x 13'2

Tiled flooring with underfloor heating. A large range of base and wall units with integrated dishwasher. Space for American style fridge/freezer and Electric Range Cooker. Extractor. Composite work surfaces with inset Belfast style sink unit. Double doors opening into the sun room.

Dining Area

Sun Room

9'3 x 10'4

Patio doors to the rear elevation. Door to the Utility/W.C. Radiator.

Utility/W/C

4'8 x 6'9

Plumbing for a washing machine. Window to the rear. Vanity unit with inset sink. Low level flush toilet.

First Floor Landing

Doors to all bedrooms, the bathroom and W.C.

Master Bedroom

13'4 x 10'9

Built in wardrobe. Radiator. Sliding patio doors onto the balcony.

Balcony

Bedroom

13'2 into bay x 11'1

Radiator. Bay window to the front elevation.

Bedroom

7'1 x 7'5

Radiator. Window to the front elevation.

Bathroom

6'8 x 12'2

Panelled bath, sink unit. Built in shower cubicle with mains water mixer shower. Airing cupboard housing the gas combination boiler. Window to rear elevation.

W.C

Low level flush toilet. Window to the side elevation.

Lean to

24'8 x 7'9

With up and over door. Pedestrian door to the rear.

Gym Area

Covered area between lean-to and workshop. With to do rear garden.

Workshop

17'4 x 7'8

With power and light.

Exterior

Patio area. Lawned garden with mature shrubs.

Spacious greenhouse and shed. To the front elevation there is a spacious driveway.



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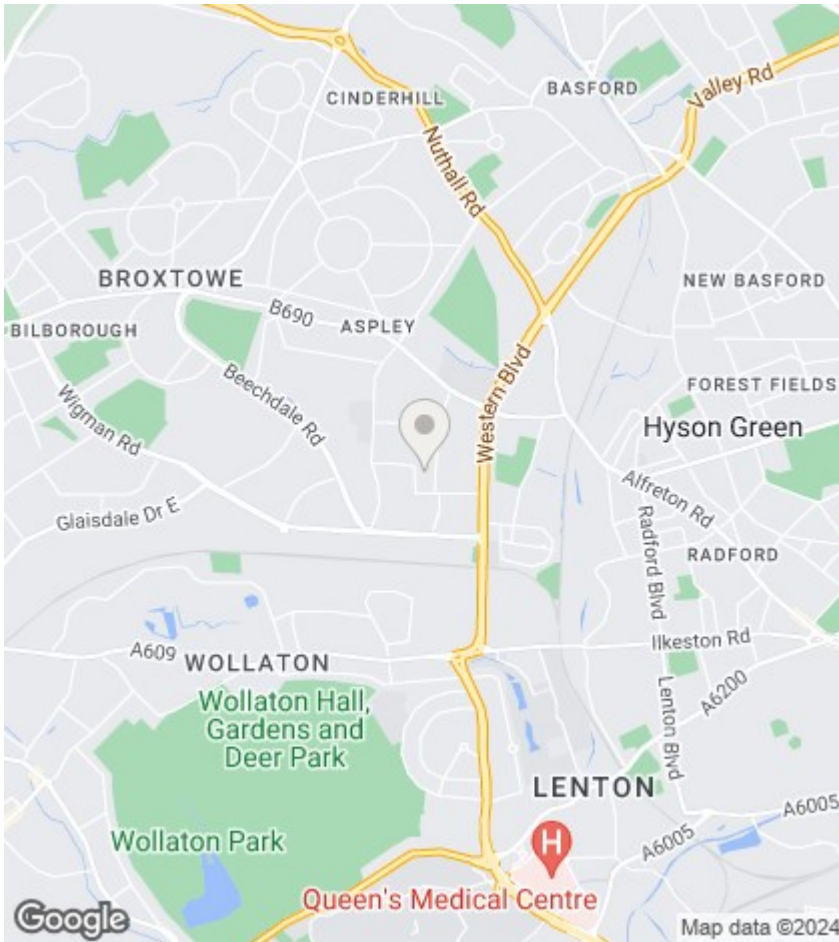


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Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

