



## 35 Trentham Drive, Aspley, Nottingham, NG8 3LU

Asking Price £320,000

- 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

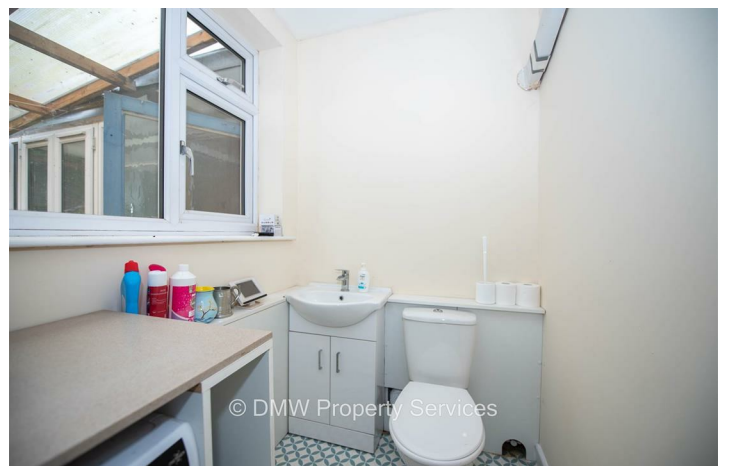


# 35 Trentham Drive, Aspley NG8 3LU

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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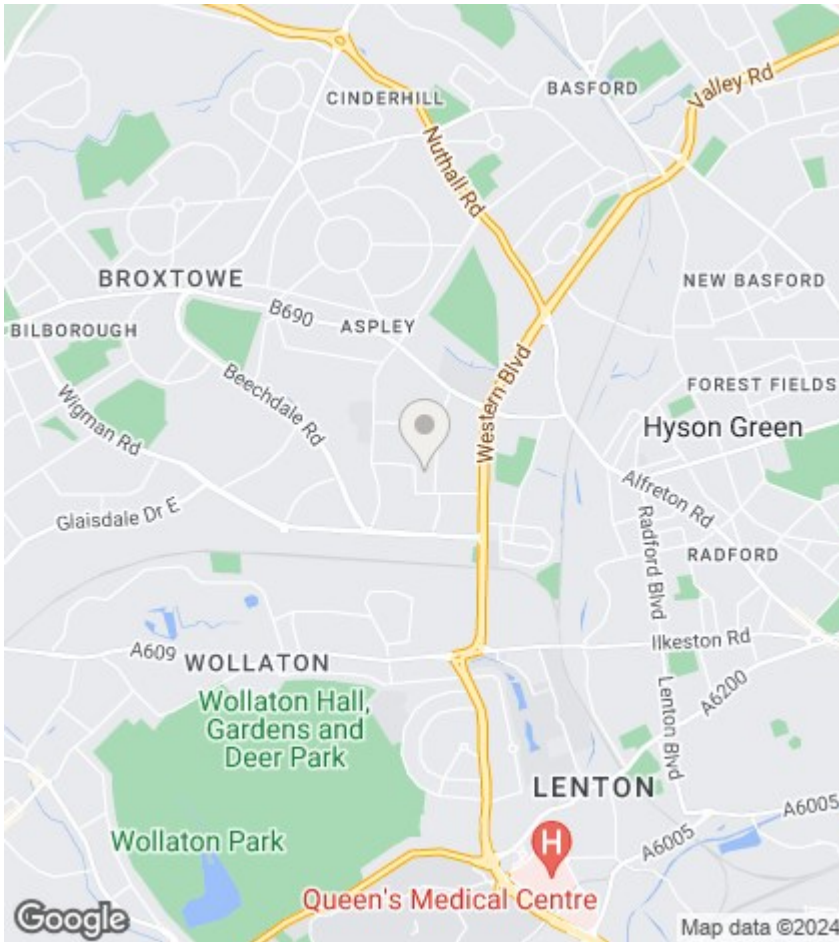
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## Viewings

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) <b>A</b>                                 |  |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>60</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

