



Offers In The Region Of £230,000

3 Bedroom Terraced House for sale
5 TRINSTEAD WAY, NOTTINGHAM



Overview

ATTENTION FIRST TIME BUYERS !!! NO UPWARD CHAIN GET ON THE LADDER IN STYLE OR UPGRADE !! This immaculate three-bedroom mid-terrace property is the definition of "turn-key." Having been meticulously maintained and upgraded by the current owners, it represents a rare opportunity for first-time buyers or growing families to secure a long-term "forever home" in a sought-after location.



Key Features

- 3 Bedroom
- Conservatory
- Prime Location
- All year round garden
- Immaculate
- Excellent decorative order
- forever family home
- First Times buyers
- Enclosed Garden
- No Upward Chain



NO UPWARD CHAIN DONT LET THIS HOME PASS BY

Step into this beautifully presented three-bedroom mid-terrace property, where modern elegance meets practical family living. From the moment you enter, the "move-in ready" feel is undeniable, thanks to brand-new carpets and a meticulous attention to detail that flows through every room.

The heart of the home is the large open-plan lounge and diner. Bathed in natural light, this expansive space offers versatility for a cozy family movie night or hosting a large dinner party. Adjacent is the modern breakfast kitchen, thoughtfully designed for the home cook with ample storage and a stylish breakfast bar for those busy weekday mornings.

Rest & Relaxation

The ground floor is further enhanced by a delightful conservatory, providing a tranquil second reception room that bridges the gap between indoor and outdoor living.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The crown jewel of the first floor is the stunning shower room; a true sanctuary featuring high-end fixtures and a sleek, contemporary design that wouldn't look out of place in a boutique hotel

The Great Outdoors

Forget the lawnmower! The rear garden has been expertly designed for year-round enjoyment. Featuring premium astro-turf, it offers a clean, green space for children to play or for adults to host summer BBQs without the upkeep of a traditional lawn.

Located in the vibrant NG5 postcode, this home is perfectly positioned for growing families and first-time buyers alike. You are just a short distance from local amenities, highly-regarded schools, and frequent transport links into Nottingham City Centre.

Properties of this calibre-offering this level of finish and "forever home" potential-rarely stay on the market for long. Early viewing is essential to avoid disappointment.

We are required by law to conduct anti-money laundering checks on all those buying a property. These will be completed by an outsourced partner supplier who will send you a link to complete an online ID and verification check. We will advise you of the cost of these checks before confirming the acceptance of your offer. The cost covers obtaining the relevant data, any manual checks needed and any monitoring that might be required. The fee will need to be paid by you in advance of the memorandum of sale being issued for the property.

Entrance Hall

First impressions are everything. Step into a bright, welcoming entrance that sets a high bar for the rest of the home. Featuring freshly laid, plush carpets and crisp, neutral decor, this space feels modern and airy. It's a clean, clutter-free transition that leads you straight into the heart of the house.

Lounge Diner

The heart of the home is this expansive, dual-aspect living space, designed for both relaxation and entertaining. Flooded with natural light from a large double-glazed window at the front and sliding doors to the rear, the room feels incredibly open and airy.

- **Style & Comfort:** Brand-new, plush carpets underfoot and a stylish feature fireplace that creates a perfect focal point for cozy evenings.
- **Seamless Flow:** The sliding doors lead directly into the conservatory, effortlessly blending indoor and outdoor living.
- **The Outlook:** Look out onto your pristine front lawn, featuring high-quality astro-turf for a sharp, "curb-appeal" look all year round with zero

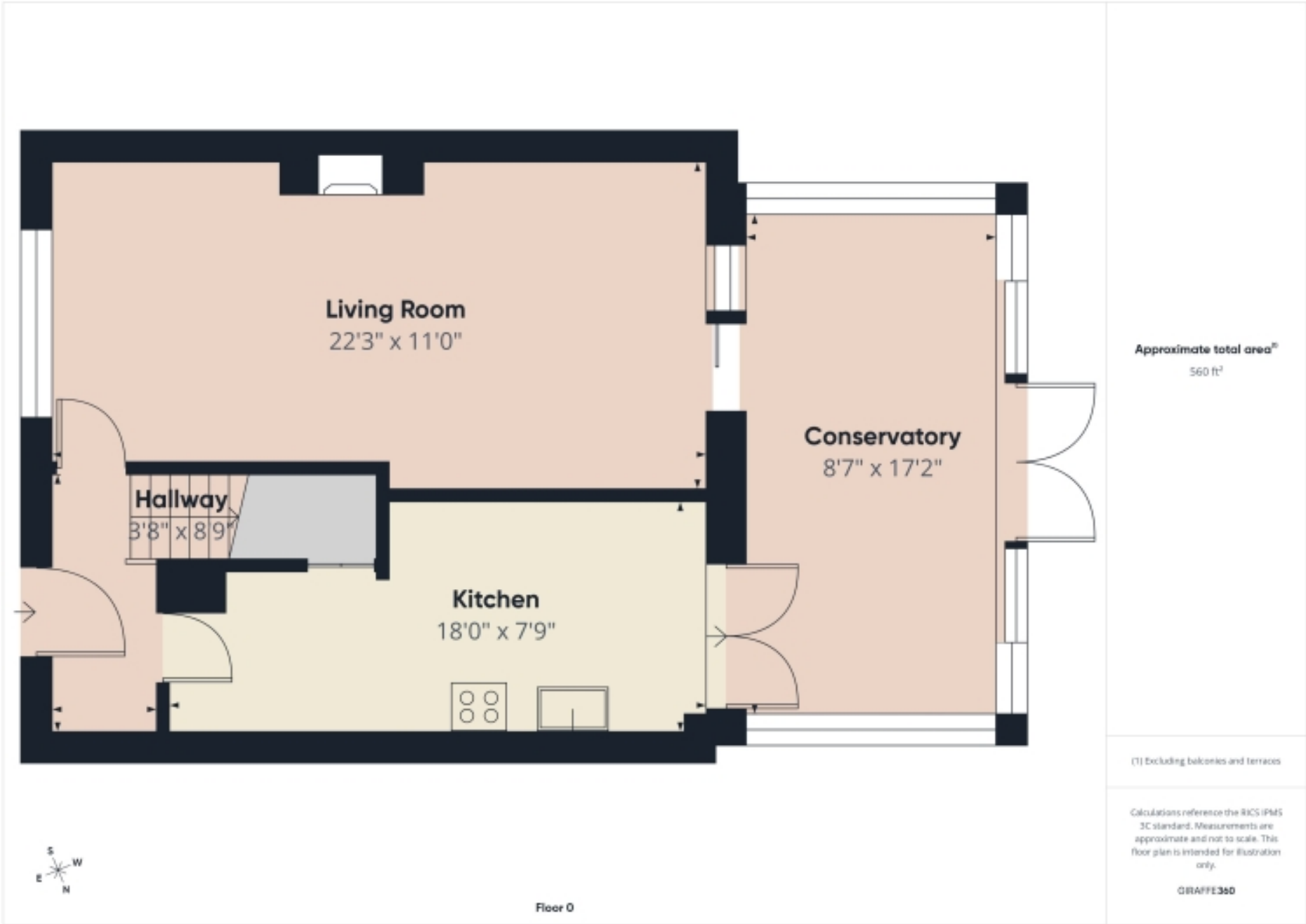
maintenance.

Breakfast Kitchen

Modern, functional, and perfectly finished, this kitchen is designed for both the busy morning rush and relaxed evening cooking.

- **Chef's Setup:** Features a high-spec gas hob and integrated oven, ideal for those who love to cook.
 - **Smart Storage:** Includes a highly practical under-stairs storage cupboard, perfect for tucking away the vacuum, ironing board, or acting as a hidden pantry.
 - **Breakfast Bar:** A clever layout that provides a dedicated spot for casual dining and your morning coffee.
 - **Light & Airy:** Large patio doors offer a clear view of the rear garden and access to conservatory , keeping the space bright and inviting.
- ## Conservatory
- A true standout feature of the home, this expansive conservatory acts as a versatile second reception room, seamlessly bridging the gap between the interior and the outdoors.
- **Space for Everything:** Generously proportioned to easily accommodate both a full-sized dining suite and a relaxing lounge area.
 - **All-Season Comfort:** Equipped with a fitted radiator, ensuring this bright and airy space remains a cozy retreat even in the winter months.

Floorplans



Floorplans



Floorplans



Floor 0



Floor 1

Approximate total area⁽¹⁾
940 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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