

HoldenCopley

PREPARE TO BE MOVED

Trowell Park Drive, Trowell, Nottinghamshire NG9 3RA

Asking Price £350,000

Trowell Park Drive, Trowell, Nottinghamshire NG9 3RA



WELL-PRESENTED FAMILY HOME...

This spacious detached family home is beautifully presented throughout, providing an ideal environment for a growing family. The property features solar panels, offering an eco-friendly element, and is set in a peaceful rural location while remaining conveniently close to the M1 for commuting. The surrounding countryside and nearby towns offer a range of local amenities, including shops, restaurants, and schools. The accommodation briefly comprises an entrance hall leading into a welcoming living room, which features a square bay window and a characterful brick fireplace, with open access to the dining room. The dining room benefits from double French doors opening onto the rear garden and provides access to the kitchen. The kitchen is fitted with a selection of integrated appliances and leads into a utility room. A convenient W/C completes the ground floor. On the first floor are four bedrooms, with the principal bedroom enjoying a modern en-suite. A family bathroom is also located on this floor, with both bathrooms featuring underfloor heating for added comfort. Outside, the front of the property features a lawn, courtesy lighting, a block-paved driveway with access to the garage, and gated access to the rear garden. The enclosed rear garden includes a patio, lawn, planted borders with various plants and shrubs, a gravelled area, a shed, and a fence-panelled boundary.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three- Piece Bathroom Suite
- & Ground Floor W/C
- En-Suite To The Master Bedroom
- Solar Panels
- Garage & Driveway
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 4'6" (1.82m x 1.38m)

The entrance hall has Herringbone style-flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Living Room

15'11" x 11'5" (4.86m x 3.48m)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, a brick built feature fireplace with a tiled hearth, coving to the ceiling, a ceiling rose, Herringbone flooring, and open access onto the dining room.

Dining Room

8'11" x 8'9" (2.72m x 2.67m)

The dining room has Herringbone flooring, a radiator, coving to the ceiling, a ceiling rose, and double French doors opening to the rear garden.

Kitchen

9'1" x 8'8" (2.79m x 2.66m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel under-mounted sink and half with a swan neck mixer tap and integrated drainer grooves, an integrated oven, gas ring hob and extractor fan, an integrated microwave, an integrated dishwasher, an integrated fridge freezer, an in-built cupboard, a vertical radiator, tiled splashback, Herringbone style flooring, a UPVC double glazed window to the rear elevation, and access into the utility room.

Utility Room

5'10" x 2'11" (1.79m x 0.90m)

The utility room has a range of full-height cupboards, Herringbone flooring, and a UPVC door opening to the rear garden.

W/C

4'9" x 2'5" (1.47m x 0.74m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, partially tiled walls, and Herringbone flooring.

FIRST FLOOR

Landing

11'4" x 9'2" (3.47m x 2.80m)

The landing has carpeted flooring, access into the boarded loft with lighting via a pull-down-ladder, and access to the first floor accommodation.

Bedroom One

12'2" x 11'5" (3.72m x 3.48m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes and overhead cupboards, coving to the ceiling, carpeted flooring, and access into the en-suite.

En-Suite

12'0" x 6'1" (3.66m x 1.87m)

The en-suite has two UPVC double glazed obscure windows to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, floor-to-ceiling tiling, and wood-effect floor with under-floor heating.

Bedroom Two

10'4" x 8'6" (3.16m x 2.60m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bedroom Three

7'9" x 7'5" (2.38m x 2.27m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

10'6" x 6'11" (3.21m x 2.11m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bathroom

6'10" x 5'10" (2.10m x 1.78m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, tiled flooring with under-floor heating.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, a block paved driveway with access into the garage, and gated access to the rear garden.

Garage

18'4" x 8'2" (5.61m x 2.49m)

The garage has ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn, planted borders with various plants, shrubs and bushes, a gravelled area, a shed, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – Yes - flooded in 2020 and 2023.

Flood Defenses – Yes. A natural flood management scheme has been installed

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	
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	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.