

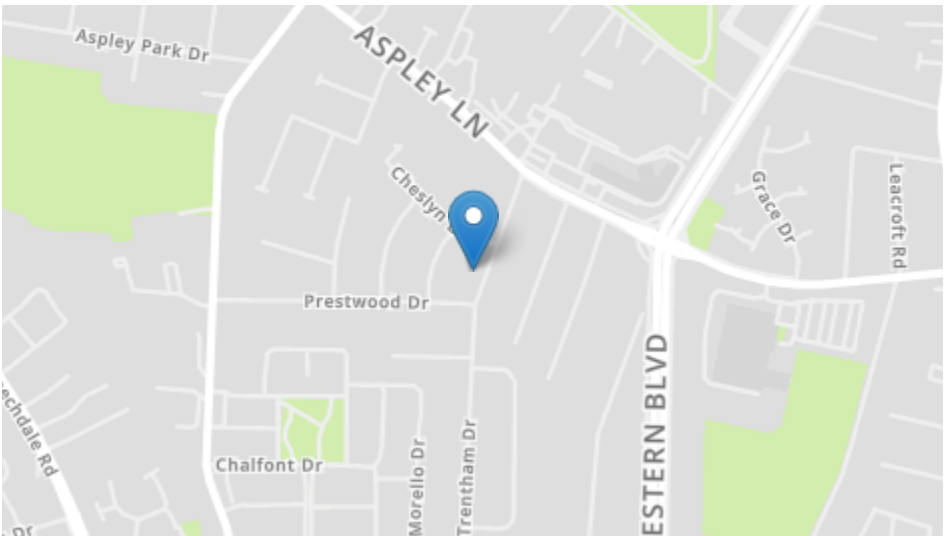
Trentham Drive, Nottingham, NG8 3ND

£475,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	67
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, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Detached Dormer Bungalow
- 6/7 Bedrooms
- Multiple Reception Rooms
- 2 En Suites & Family Bathroom
- Off Road Parking
- West Facing Rear Garden
- Favoured School Catchment
- Ease of Access to Nottingham City Centre
- No Upward Chain
- Versatile Accommodation

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29517806

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** LOCATION, LOCATION, LOCATION! *** Located in a sought after position in Aspley and lying close to favoured schools, amenities and transport links, is this detached domer bungalow with no fewer than six/seven bedrooms, two with en-suite, three reception rooms, a generous driveway providing ample off road parking, a west-facing rear garden, and brought to the market with no upward chain. Briefly comprising; entrance porch, family room, dining room, kitchen, living room, family bathroom, and six bedrooms, two with en-suite. To the first floor in the primary bedroom. Outside, ample off road parking to the front with a generous driveway, and to the rear is a privately enclosed west-facing garden. Located in the Nottingham suburb of Aspley, nearby amenities include excellent transport and commuter links including road, bus and tram, along with an array of shops, and favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Porch

3.11m x 1.63m (10' 2" x 5' 4") Brick construction with uPVC double glazed door to the front and 2 uPVC double glazed windows to the front. Door to the family room.

Family Room

4.34m x 4.23m (14' 3" x 13' 11") UPVC double glazed bay window to the rear, feature fire place with inset space for fire, wood effect laminate flooring and radiator. Open to the dining room.

Dining Room

3.62m x 2.97m (11' 11" x 9' 9") Wood effect laminate flooring, radiator, French doors to the lounge and door to the inner hall.

Inner Hall

Wood effect laminate flooring and doors to bedrooms 4, 6 & 7 and family bathroom.

Bedroom 4

4.26m x 3.64m (14' 0" x 11' 11") UPVC double glazed windows to the front & side, radiator and wood effect laminate flooring.

Bedroom 5

3.65m x 2.93m (12' 0" x 9' 7") 2 uPVC double glazed windows to the sides, wood effect laminate flooring, radiator and door to bedroom 6. Door to the side leading to the garden.

Bedroom 6

3.62m x 3.5m (11' 11" x 11' 6") UPVC double glazed window to the side, door to the storage cupboard, wood effect laminate flooring and radiator.

Bedroom 7

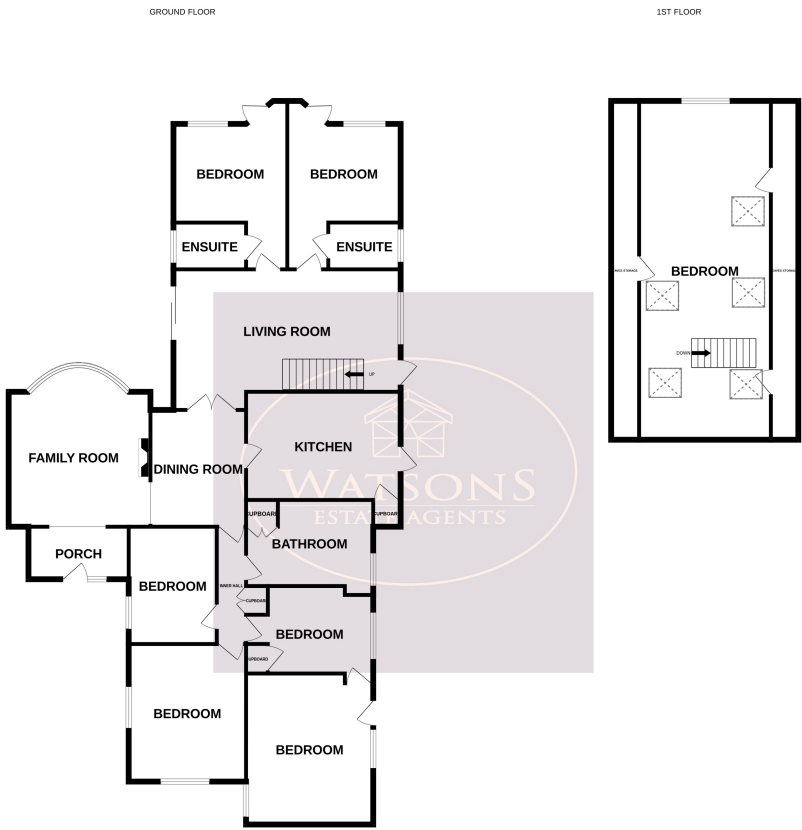
3.64m x 2.73m (11' 11" x 8' 11") UPVC double glazed window to the side, wood effect laminate flooring and radiator.

Bathroom

3.94m x 2.94m (12' 11" x 9' 8") 3 piece suite in white comprising WC, vanity sink unit and corner bath with shower over. Tiled flooring, storage cupboard, obscured uPVC double glazed window to the side and radiator.

Kitchen

4.9m x 3.33m (16' 1" x 10' 11") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated double electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher, tiled flooring, door to the pantry, ceiling spotlights, radiator and door to the side leading to the garden.



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 misstatement. 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.
Made with Meropex 02/05

Living Room

6.93m x 4.51m (22' 9" x 14' 10") UPVC double glazed window to the side, sliding patio doors to the garden, radiator and wood effect laminate flooring.

Bedroom 2

5.22m x 3.53m (17' 2" x 11' 7") UPVC double glazed window to the rear, door to the rear garden, radiator and wood effect laminate flooring. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Tiled flooring, uPVC double glazed window to the side and radiator.

Bedroom 3

5.22m x 3.52m (17' 2" x 11' 7") UPVC double glazed window to the rear, door to the rear garden, wood effect laminate flooring, radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Tiled flooring, uPVC double glazed window to the side and radiator.

First Floor

Bedroom 1

11.4m x 4.06m (37' 5" x 13' 4") UPVC double glazed windows to the front, rear & side, velux windows, wood effect laminate flooring, 3 radiators. Eaves storage.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking. the front is enclosed by wall & hedge borders and secured by double gates to the front. To the side of the property is a paved patio seating area. The West facing rear garden comprises a paved patio seating area and steps up to a turfed lawn with borders with a range of mature shrubs and trees. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.