

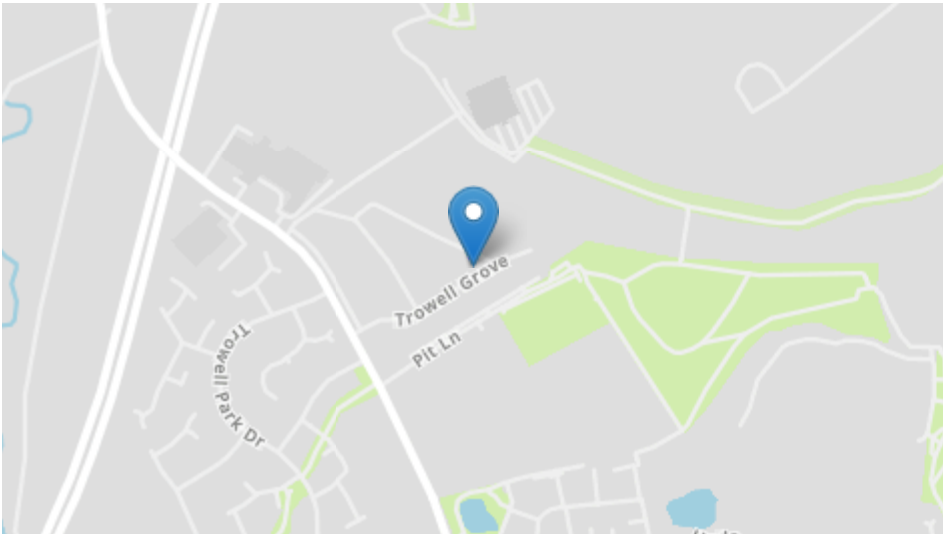
Trowell Grove, Trowell, NG9 3QJ

£400,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	68	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 29211323



- Detached Family Home
- 4 Double Bedrooms
- Generous Lounge
- Office/Study
- Open Plan Kitchen & Sun Room
- Downstairs Shower Room & Separate WC
- Ensuite & Family Bathroom
- Ample Off Road Parking & Garage
- Low Maintenance Rear Garden

Our Seller says....

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
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0115 938 5577
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*** STYLE WITH ALL THE SUBSTANCE *** If you're looking for a family home where all the family have their own space in a village location, then this is the home for you! A well presented four bedroom detached home, boasting no fewer than four reception rooms, en-suite WC to primary bedroom, garage, and off road parking, conveniently located in the popular village of Trowell. Briefly comprising; entrance hallway, office/playroom, lounge, living room, inner hallway, downstairs WC, kitchen, dining room, utility, storage room. To the first floor, four bedrooms, primary with en-suite WC, and family bathroom. Outside, located on a generous corner plot, there is a private gated front garden and driveway, and a rear courtyard style garden. Located in the popular village of Trowell, nearby amenities include shops and excellent road and commuter links. Contact Watsons to arrange a viewing.

Entrance Hall

Composite wood entrance door with uPVC double glazed windows either side, ceiling spotlights, laminate wood flooring, and doors to office/boot rooms (2.17m x 2.07m (7' 1" x 6' 9") and lounge.

Lounge

7.05m x 3.75m (23' 2" x 12' 4") UPVC double glazed window to the rear, wood laminate flooring, radiator, door to inner hallway housing stairs to first floor, and downstairs WC.

Downstairs WC

Wc and pedestal sink.

Shower Room

White 2 piece suite comprising of pedestal sink and walk in shower. Chrome heated towel rails, karndeian flooring and panelled walls.

Lounge

4.30m x 4.30m (14' 1" x 14' 1") UPVC double glazed window to the side and front, ceiling spotlights, storage cupboard and radiator.

Dining Room

3.72m x 3.71m (12' 2" x 12' 2") UPVC double glazed window to the rear, French doors to rear garden an radiator.

Breakfast Kitchen & Sun Room

5.16m x 3.70m (16' 11" x 12' 2") A range of matching wall and base units with up lighting. Work surfaces incorporating a stainless steel sink & drainer unit. Integrated microwave Space for fridge freezer and cooker. Breakfast bar, tiled flooring, ceiling spotlights and uPVC French doors to the garden.

Utility Room

2.24m x 2.19m (7' 4" x 7' 2") Storage cupboard housing combination boiler, and plumbing for washing machine.

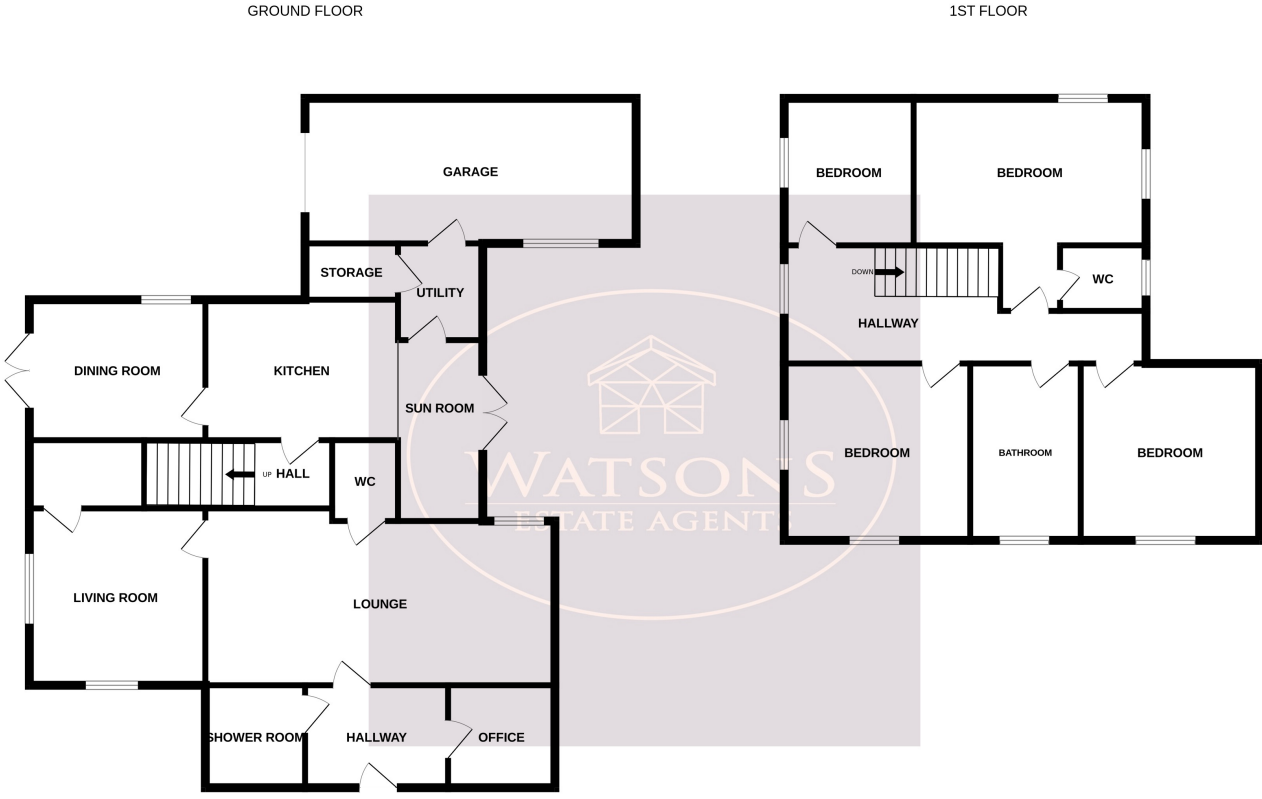
First Floor

First Floor Landing

UPVC double glazed window to the sides, access to attic and radiator.

Bedroom 1

4.07m x 3.75m (13' 4" x 12' 4") UPVC double glazed window to the rear and side, and radiator. Door to the en suite WC.



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 mis-statement. 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.
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En Suite

Wc, wall mounted sink and obscured uPVC double glazed window to the side.

Bedroom 2

3.72m x 3.46m (12' 2" x 11' 4") UPVC double glazed window to the front and side, and radiator.

Bedroom 3

3.71m x 3.39m (12' 2" x 11' 1") UPVC double glazed window to the front, and radiator.

Bedroom 4

3.80m x 2.40m (12' 6" x 7' 10") UPVC double glazed window to the side, ceiling spotlights and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink with storage, panel bath with electric shower over. Tiled flooring, tiled walls, radiator, ceiling spotlights and obscured uPVC double glazed window to the front.

Garage

Single garage fitted with power and electric door.

Outside

The front of the property is an extensive paved parking area, partitioned by timber fencing and palisaded by brick walls. The rear garden comprises a paved seating area, turfed lawn, flower bed borders with a range of plants & shrubs. To the side of the property is a block paved driveway leading to the single garage with electric door and power. The garden is enclosed by timber fencing to the perimeter and secured by double wooden gates.