

smooth.



Trowell Road, Nottinghamshire, NG8 2EN

Offers in the region of £400,000

Freehold



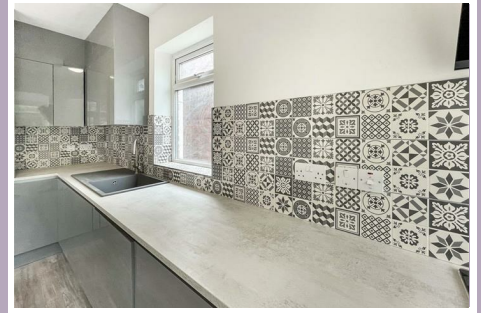
Positioned in the desirable location of Wollaton, this stunning four bedroom detached home has recently undergone a full refurbishment and benefits from a brand new kitchen/diner, spacious reception room, downstairs WC, four good size bedrooms and gardens to the front and rear. Internal inspection is recommended to appreciate what is on offer, please contact Smooth

- Stunning four bedroom detached home
- Off-road parking
- Reception room
- Viewings now being taken
- Spacious rear garden with patio
- Modern kitchen/diner
- No onward chain
- Please contact Smooth to visit

201 Trowell Road

Nottinghamshire, NG8 2EN

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Property Description

Situated in the popular location of Wollaton, this stunning four bedroom home has been expertly renovated throughout with a beautiful kitchen/diner ideal for entertaining as it has the benefit of French doors leading out onto the rear garden patio. On the ground floor is also a spacious reception room and a downstairs WC. As you climb to the first floor, you'll find two large double bedrooms, the fourth bedroom and the four piece family bathroom whilst there is also a door leading to the converted attic room which is now the master suite. Outside to the front there is a mature garden with shrubs and a gated driveway providing access to the garage and then to the rear is a very spacious fenced garden with patio area at both end.

Locally, you will find Fernwood School which has an Ofsted rating of EXCELLENT whilst there is also Fernwood Primary School with an Ofsted rating of GOOD. You will find the local bus stop a very short walk away on the same road and there is also a tram stop just 2 miles away going in and out of Nottingham City. This home also benefits from easy access onto the M1 South and North as Junction 26 is 2.34 miles away and East Midlands Airport is 9.65 miles away.

We strongly advise early internal inspection, viewings are now being undertaken, please contact Smooth to arrange your visit.

Kitchen/Diner

18'1" x 15'3" (5.51m x 4.65m)

Reception Room

14'3" x 11'7" (4.34m x 3.53m)

Master Bedroom

13'11" x 13'8" (4.24m x 4.17m)

Bedroom Two

12'6" x 10'2" (3.81m x 3.10m)

Bedroom Three

10'8" x 9'11" (3.25m x 3.02m)

Bedroom Four

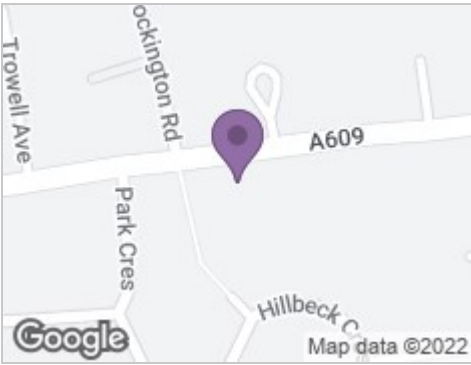
7'6" x 7'6" (2.29m x 2.29m)

Family Bathroom

8'3" x 7'9" (2.51m x 2.36m)



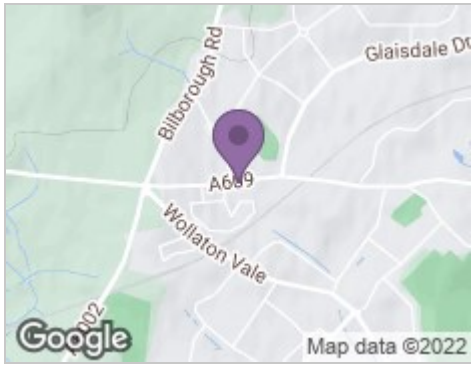
Road Map



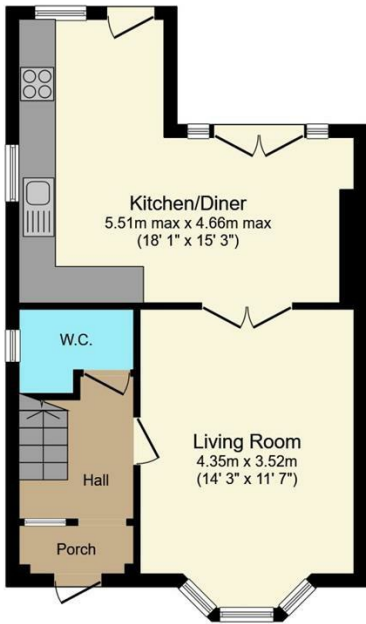
Hybrid Map



Terrain Map



Floor Plan

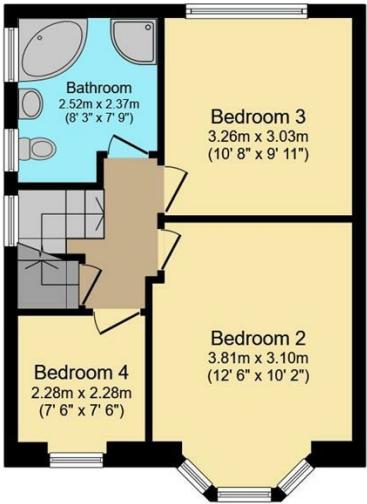


Ground Floor

Floor area 45.0 sq.m. (484 sq.ft.) approx

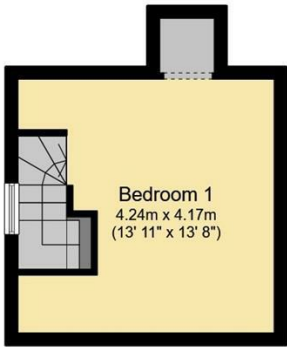
Total floor area 103.8 sq.m. (1,117 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



First Floor

Floor area 40.3 sq.m. (433 sq.ft.) approx



Second Floor

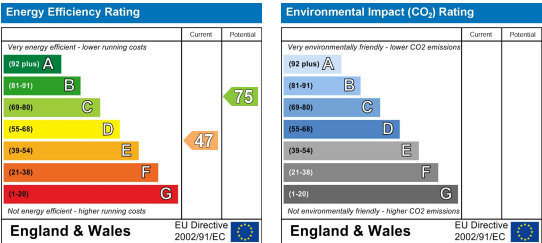
Floor area 18.5 sq.m. (199 sq.ft.) approx

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Viewing

Please contact our Leicester Office on 03333 448 248 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.