



Needwood Avenue, Trowell, Nottingham, NG9 3RJ

Guide Price £325,000 - £350,000 Freehold


MARTIN&CO

Needwood Avenue, Trowell

3 Bedrooms, 2 Bathroom

Guide Price £325,000 - £350,000

- Three Bedroom Detached House
- Immaculately Presented Throughout
- Refitted Bathroom
- End of Cul-De-Sac Setting
- Popular Location
- Lounge With Wood Burning Stove
- Freehold

GUIDE PRICE £325,000-£350,000. Peacefully tucked away in the corner of this quiet cul-de-sac stands this immaculately presented three bedroom detached house. With early viewing strongly recommended to appreciate the accommodation on offer, the property briefly comprises of a large entrance hall/boot room, refitted ground floor shower room, open plan lounge/diner with a wood burning stove and French Doors to the rear garden, fitted kitchen, three well proportioned bedrooms (master with fitted wardrobes) and a newly re-fitted bathroom. Externally, the property enjoys a good sized enclosed rear garden and a driveway provides ample off road parking.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL/BOOT ROOM Accessed via an external composite door with stone flooring, uPVC double glazed windows to the front and side elevations, vertical column radiator, fitted bench seating, under stairs storage cupboard and fitted ceiling spotlights.

GROUND FLOOR SHOWER ROOM With a walk in shower tray with a mains fitted mixer bar shower, half pedestal wash hand basin, low flush w.c. tiled flooring, black heated towel rail and fitted ceiling spotlights.

LOUNGE With wood effect laminate flooring, a wood burning stove with brick fireplace surround and hearth, uPVC double glazed bay window to the front elevation, wall mounted radiator, fitted ceiling spotlights and stairs rising to the first floor.

DINING ROOM With wood effect laminate flooring, uPVC double glazed French Doors to the rear elevation, wall mounted radiator and ceiling light point.

KITCHEN With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, tiled flooring, uPVC double glazed window to the rear elevation, wall mounted radiator, external door to the rear garden and ceiling light.

LANDING With a newly fitted carpet, opaque uPVC double glazed window to the side elevation, storage cupboard, loft hatch and ceiling light

MASTER BEDROOM With a fitted carpet, a range of fitted wardrobes, uPVC double glazed window to the front elevation, wall mounted radiator and fitted ceiling spotlights.

BEDROOM TWO With wooden flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and fitted ceiling spotlights

BEDROOM THREE With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted

radiator and fitted ceiling spotlights

BATHROOM Recently refitted and comprising of a bath with mains mixer tap shower over, vanity was hand basin, low flush w.c., part ceramic wall tiling, brass heated towel rail, opaque uPVC double glazed window and fitted ceiling spotlights.

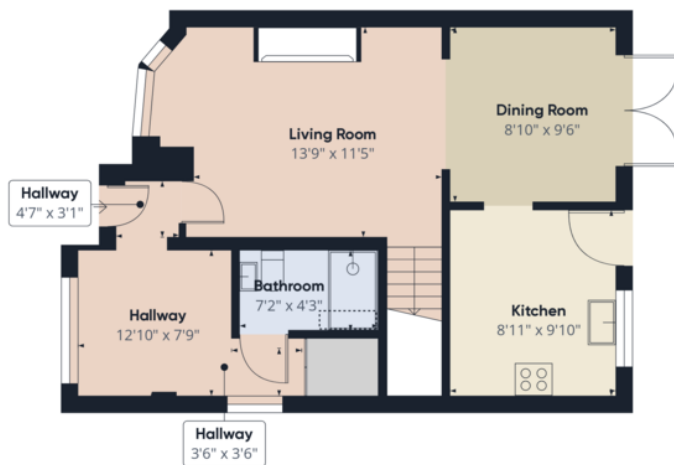
EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with a slate seating area, a range of nature shrubs and trees, fenced boundary and secure gate access. To the front is a gravelled area and driveway providing off road parking.

EPC UPGRADES Since the EPC was last carried out several upgrades to improve the energy efficiency have been carried out including double loft insulation, LED lighting and the addition of the wood burning stove as an additional fuel source. Therefore its current rating would be higher than that of indicated on the report.









Floor 0



Floor 1

Approximate total area¹⁾
927.92 ft²

Reduced headroom
2.95 ft²

Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

