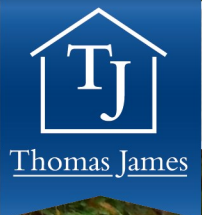




195 Trowell Road | Wollaton | Nottinghamshire | NG8 2EN



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Occupying a generous plot, this detached bungalow provides spacious accommodation and includes an entrance hall, living/dining room, breakfast kitchen, separate w/c, a large formal lounge with French doors leading out to the rear garden, plus three bedrooms and a four piece bathroom.

Benefiting from gas central heating and double glazing, the property boasts a larger than average mature rear garden, a further garden to the front, plus a single garage and driveway providing off road parking for numerous vehicles.

Situated in the highly regarded suburb of Wollaton, the property is close to an excellent range of amenities including shops, public houses, sought-after schools, and the historic Wollaton Deer Park and Hall. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is highly recommended.

GUIDE PRICE £385,000



Directions

The property can be located on Trowell Road (A609), close to the junction with Wollaton Paddocks.

ACCOMMODATION

Arched Open Storm Porch

With a light, and giving access to the:-

UPVC Entrance Door

With glazed panels, leading into the:-

Entrance Hall

Coving to ceiling, picture rail, three ceiling lights, radiator and doors leading to three bedrooms, separate w/c, bathroom, breakfast kitchen, formal lounge and the:-

Living / Dining Room

Double glazed bay window to the front elevation, two ceiling lights, coving to ceiling, radiator.

Bedroom

Double glazed bay window to the front elevation, coving to ceiling, radiator.

Bedroom

Double glazed window to the side elevation, range of pine fronted built-in wardrobes, coving to ceiling, centre ceiling light, radiator.

Separate W/C

Fitted with a two piece suite comprising a low level flush w/c, and a wash hand basin.

Tiled flooring, coving to ceiling, dado rail and a double glazed window to the side elevation.

Bathroom

Fitted with a four piece suite comprising a low level flush w/c, pedestal wash hand basin, bath, and a corner shower enclosure.

Fully tiled, two centre ceiling lights, coving to ceiling, radiator, and an opaque double glazed window to the side elevation.

Breakfast Kitchen

Fitted with a range of wall, display, drawer and base units with tiled splash backs, under unit lighting and work surfaces over, 1 & 1/2 bowl sink and drainer unit with mixer tap, space for a washing machine, space for a Range style cooker with an extractor hood over, space for a dishwasher, and space for an American style fridge/freezer.

Breakfast bar with storage and shelving, wall mounted Worcester Bosch boiler, tiled flooring, two ceiling lights, coving to ceiling, double glazed window to the side elevation, and a door leading out to the rear garden.

Formal Lounge

Two double glazed windows to the rear elevation, feature original fireplace with a coal effect fire and wooden surround, two centre ceiling lights, coving to ceiling, two radiators, and French doors leading out to the rear garden.

Master Bedroom

Double glazed window to the rear elevation, a range of wood effect fitted wardrobes, centre ceiling light, coving to ceiling, radiator.

OUTSIDE

To the front of the property the driveway provides off road parking for up to four vehicles and giving access to the SINGLE GARAGE and gated access to a further hard standing area at the side of the property.

There is an adjacent front garden area which includes a shaped lawn and borders with hedging to the boundaries. A paved pathway leads to the front entrance door.

The generously sized rear garden is fully enclosed and includes a decked seating area, with a large shaped lawn beyond. There is a feature dividing trellis with climbing plants, a pond (in need of work). a variety of shrubs, and established fruit trees including apple, plum and pear. The garden has a timber storage shed, external light and tap.

Single Garage

With an up and over door to the front and power connected.



Disclaimer Notes

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

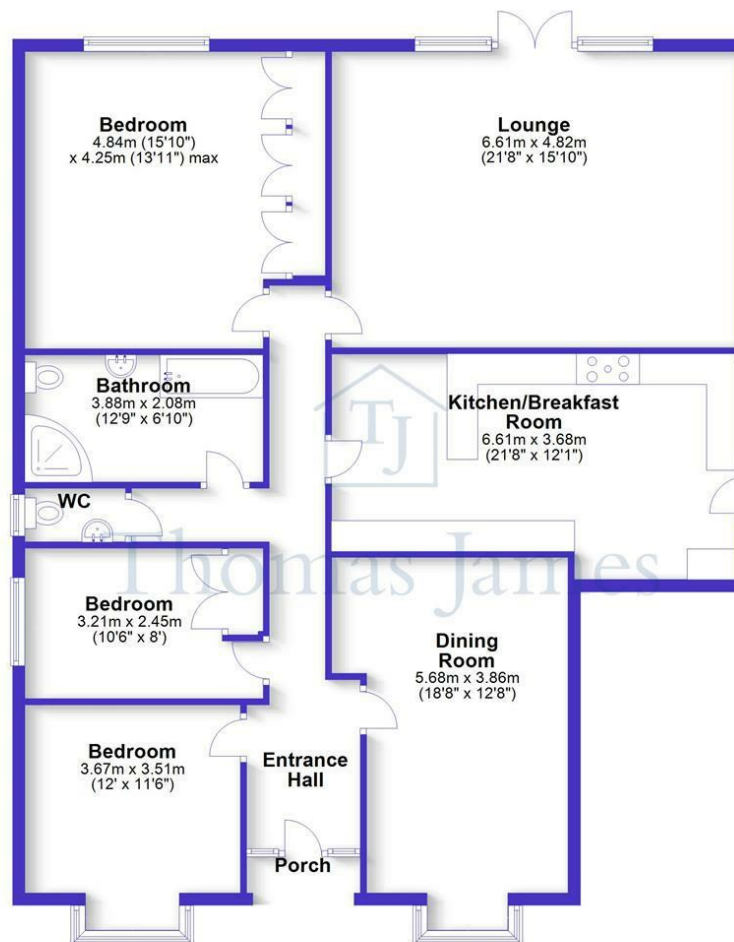
Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		59
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 146.7 sq. metres (1579.1 sq. feet)



Total area: approx. 146.7 sq. metres (1579.1 sq. feet)



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