

SmartSale

4u



## Ilkeston Road

Trowell, Nottingham NG9 3PX

- Modern fitted kitchen with ample storage
  - Three neatly presented bedrooms
  - Spacious, private rear garden
    - separate dining area
- Driveway and garage providing off-road parking
- Contemporary family bathroom and separate toilet
  - Welcoming living room

**£314,995 Freehold**





## Location

### Full Description

We are delighted to present this attractive and well-maintained three-bedroom home located on the popular Ilkeston Road, Trowell. Combining modern comfort with generous living space, this property is ideal for families and professionals seeking a peaceful setting within easy reach of Nottingham and nearby amenities.

Step inside to find a welcoming living room, complemented by a dining area that's perfect for family meals or entertaining guests. The modern fitted kitchen offers ample storage and workspace, creating a stylish and practical heart to the home. Upstairs, you'll find three neatly presented bedrooms, offering plenty of versatility for family living, guest rooms, or a home office. The property also benefits from a contemporary family bathroom and a separate toilet, adding extra convenience for busy households.

Outside, a large private garden provides an ideal space for relaxing, gardening, or outdoor entertaining. There is also a driveway and garage, ensuring ample off-road parking and additional storage.

With its spacious layout, modern presentation, and excellent location, this property is ready to move straight into and enjoy. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





Local Authority  
Council Tax Band  
EPC Rating D



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