



68 Rowley Drive, NG5 1GD

£270000.00

A bright, modern living room with a large window, a grey sofa, and a yellow side table. The room features light-colored walls, a white ceiling with a cylindrical pendant light, and a grey carpet. The window is framed by grey curtains and offers a view of a residential street with houses and a blue car. The sofa is positioned against the wall, and a yellow side table with a decorative lamp is visible on the right.

A Summary

** Guide Price £270,000- £280,000 **

An immaculately presented three bedroom townhouse situated in the highly sought after area of Sherwood, Nottingham. The property is presented to the market after being modernised throughout, and available to move into immediately.

A fantastic opportunity for a growing family ready to take the next step up the ladder.

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Story of the house

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A fantastic opportunity for a growing family ready to take the next step up the ladder.

Accommodation spanning over three storeys all within walking distance to local amenities and both primary and secondary schools nearby. Only a short trip to Nottingham City Hospital and easy access to commuter routes such as M1.



The Overview

In brief, the property comprises a spacious bedroom, a utility space and shower room with W.C all to the ground floor.

To the first floor, the newly fitted modern kitchen creates a great open plan space for friends and family to enjoy. A bright and spacious living/dining area flooded with natural light thanks to dual aspect Juliette balconies to front and rear with pleasant views over the garden making this floor the real hub of the home.

To the second floor, there are two further double bedrooms including a master with an en-suite and family bathroom.

Externally the home does not disappoint either, situated on a quiet cul-de-sac with paved driveway, garage and a privately enclosed rear garden all to be enjoyed with a decked area ideal

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The Entrance Hall

Entering through a composite door into the Entrance Hall, which has an understairs storage cupboard, wood effect laminate flooring, radiator, stairs to first floor accommodation and doors to ground floor accommodation.

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The Shower Room

A recently refitted shower room fitted with a three-piece suite comprising a low level WC, wash basin with storage underneath and a fully tiled shower cubicle. There is wood effect laminate flooring, a radiator and a double glazed obscure glass window to the front elevation.

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The Bedroom 3

A versatile room that can be used as a bedroom or secondary reception space. Having a radiator and UPVC double glazed French doors leading out to the rear garden.

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The Utility Room

Fitted with a range of base and wall mounted units with inset stainless steel sink and drainer, space and plumbing for washing machine and space for a freestanding fridge. There is also wood effect laminate flooring, a radiator and a door leading out to the rear garden.

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The First Floor Landing

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The Open Plan Living / Dining / Kitchen

With light flooding into this contemporary, open-plan space, it is the ideal reception space for entertaining.

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The Kitchen Area

This newly fitted kitchen comprises a modern range of base and wall mounted units with roll top work surface over and an inset sink and drainer with a mixer tap over. Integrated appliances include a dishwasher, fridge, freezer, microwave and electric oven with four ring induction hob with extractor fan over. UPVC double glazed window to the rear and Juliette balcony.

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The Lounge/Dining Area

This light and airy space has a UPVC double glazed window and Juliette balcony overlooking the front. There is a TV point and two central heating radiators.

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**The Second Floor
Landing**

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The Master Bedroom

A light and bright Master Bedroom with two double glazed windows to the front elevation, radiator, fitted wardrobes and a door to the En-suite Shower Room.

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The En-Suite Shower Room

A fully tiled, newly fitted En-suite fitted with a chrome vertical heated towel rail, low level WC, wash hand basin and walk-in shower cubicle.

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The Bedroom 2

A good sized double bedroom with a radiator, UPVC double glazed window to the rear, space for free standing wardrobe and access to the boarded loft which houses the four year old gas combination boiler.

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The Bathroom

A recently refurbished three piece suite bathroom comprising: low level WC, wash hand basin and a bath with a mixer tap and shower over. The bathroom is fully tiled to all wet areas, the floor and half height on the walls. There is chrome vertical heated towel rail and UPVC double glazed obscure glass window.

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The Outside

The front of the property offers off-street parking and access to a garage equipped with both light and power.

To the rear, you will find a sunny, low-maintenance garden featuring astroturf and bark borders. The spacious decking area offers an ideal spot for entertaining and alfresco dining.

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The Utilities, Rights & Restrictions

Total Floor Area: 124 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Gas Central Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: No | Coal Mining: The property is within the Coalfield Consultation | Parking: Garage & Driveway | Licencing Area: The property is within the HMO Mandatory Licencing Area and Additional Licencing Area | Council Tax Band: C | Flood risk: Not known | Flood defences: Not known |

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The Disclaimer

These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

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The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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Approximate Gross Internal Area
1335 sq ft - 124 sq m

Utility
8'11 x 6'7
2.71 x 2.01m

Kitchen
8'10 x 6'8
2.70 x 2.04m

Bathroom
8'11 x 6'8
2.72 x 2.03m

Bedroom
12'4 x 8'6
3.76 x 2.59m

Bedroom
14'11 x 8'7
4.55 x 2.62m

Garage
16'1 x 8'4
4.91 x 2.55m

Lounge/
Dining Room
29'2 x 15'7
8.88 x 4.75m

En-suite
8'4 x 5'1
2.55 x 1.55m

Contact Us

[[Company.DisplayName]]

[[Branch.DisplayAddress]]

[[Branch.LandPhone]] | [[Branch.EMailAddress]]

Landing

Drop in to discuss with a member of our friendly team:
Opening hours: **Mon-Sat 9:00-17:00, Sun By Appointment**

Hall
19'10 x 6'7
6.04 x 2.00m

Landing
10'2 x 6'7
3.11 x 2.01m

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR