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BB9 0NY

Trent Road, Nelson

Offers In The Region Of £267,500

• Immaculately Presented Detached Family Home • Four Well-Proportioned Bedrooms • Principal Bedroom With Ensuite Shower Room • Spacious Living Room, Dining Room & Conservatory • Integral Garage & Driveway Parking • Stunning Landscaped Rear Garden With Summerhouse & Pergola

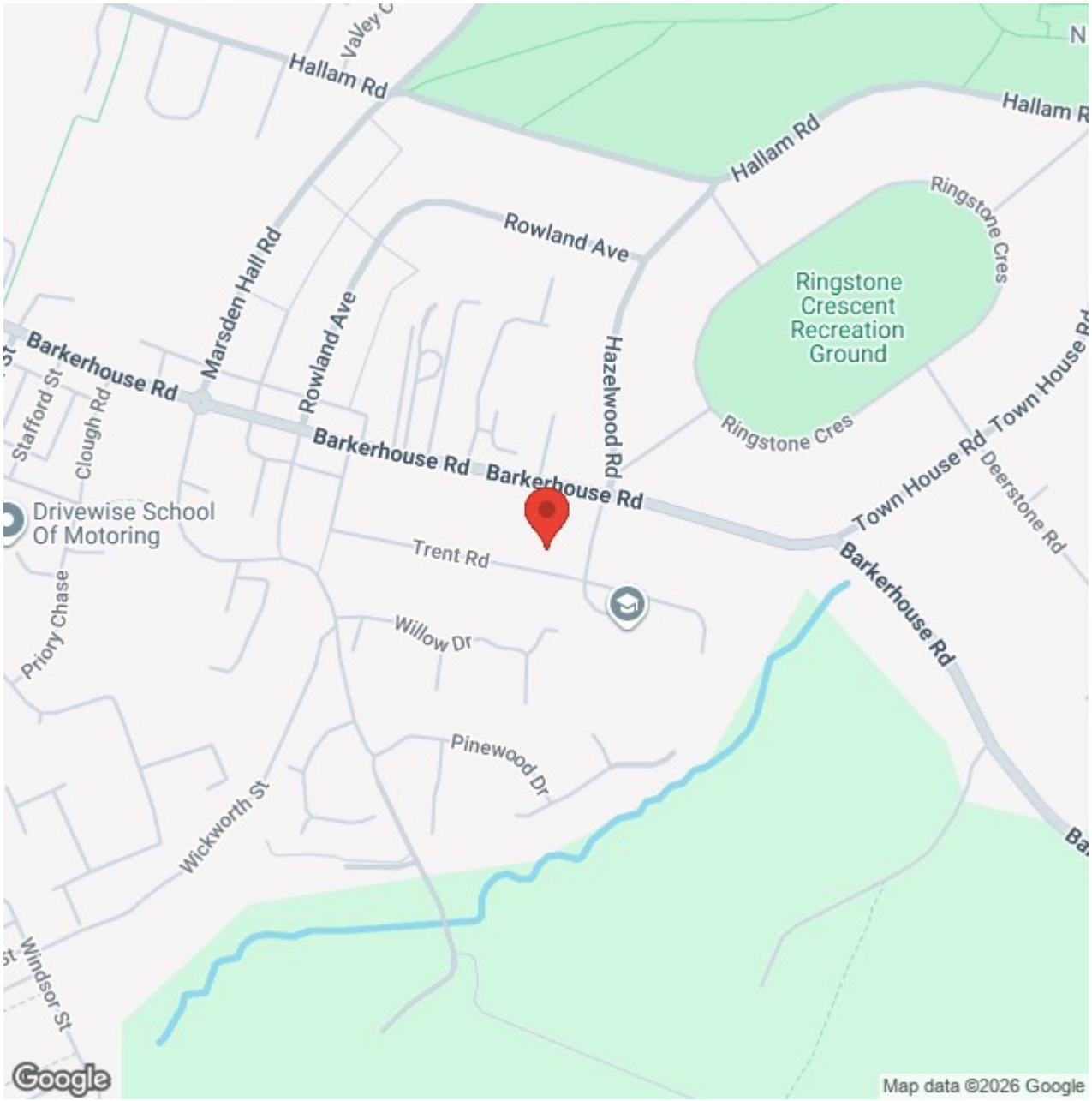
An immaculately presented detached family home occupying a pleasant position on this popular residential development in Nelson. Offering spacious and versatile living accommodation throughout, the property comprises an entrance vestibule, welcoming hallway, ground floor WC, generous living room open to the dining room, modern fitted kitchen, conservatory, four well-proportioned bedrooms, an ensuite shower room and a contemporary three-piece family bathroom. The property also benefits from an integral garage and driveway providing off-road parking. What truly sets this home apart is the exceptional rear garden. Lovingly created and carefully maintained over many years, it provides a private and tranquil outdoor retreat with mature trees, established planting, feature pond, decked entertaining areas, pergola and summerhouse. Beautifully presented throughout and ready for immediate occupation, this is a superb opportunity for those seeking a spacious family home with outstanding outdoor space in a convenient location.


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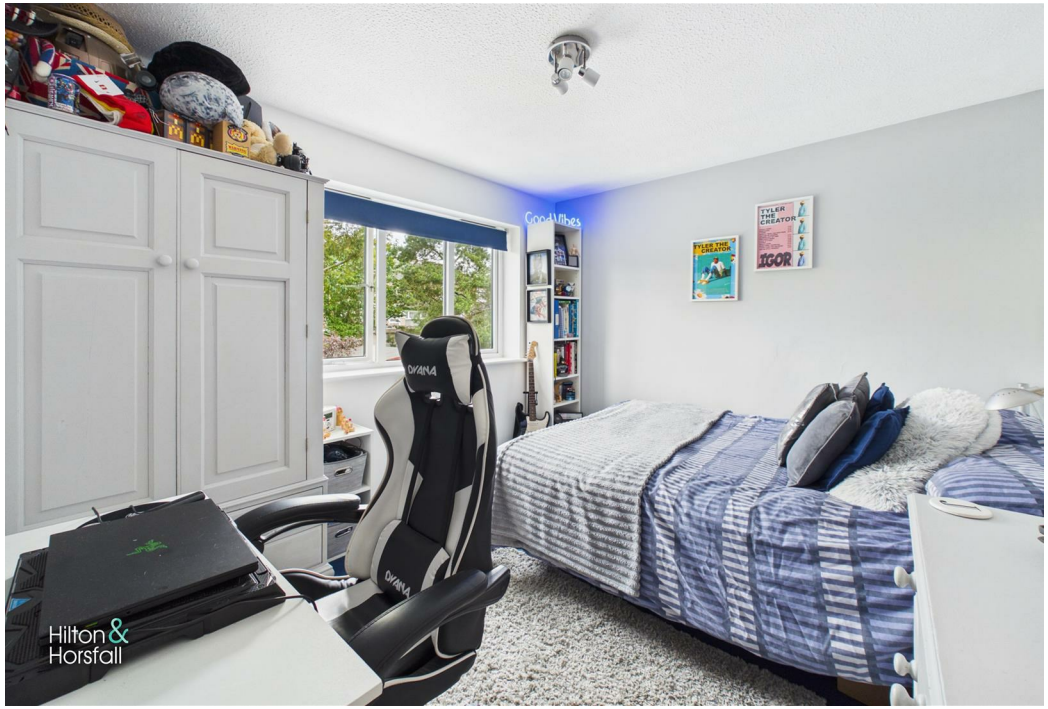

Hallam Rd
Hallam Rd
Hallam Rd
Rowland Ave
Rowland Ave
Marsden Hall Rd
Ringstone Cres
Ringstone Crescent Recreation Ground
Ringstone Cres
Hazelwood Rd
Barkerhouse Rd
Barkerhouse Rd
Barkerhouse Rd
Barkerhouse Rd
Town House Rd
Town House Rd
Deerstone Rd
Stafford St
Clough Rd
Drivewise School Of Motoring
Trent Rd
Priory Chase
Willow Dr
Pinewood Dr
Wickworth St
Windsor St
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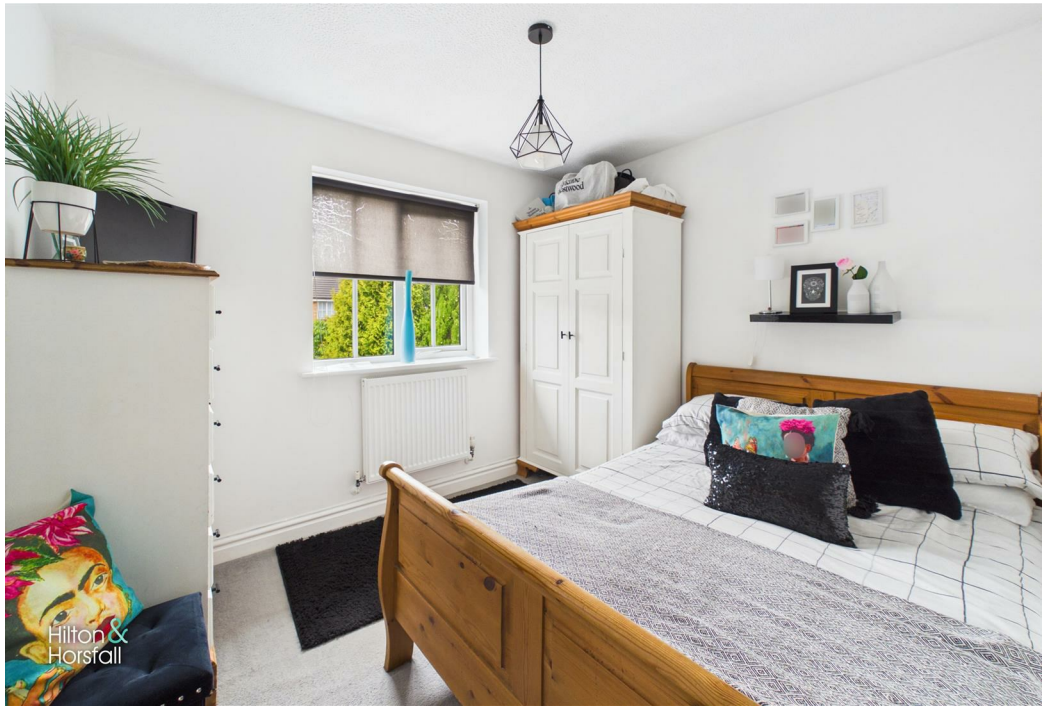

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Higherford
oughlee
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Barrowford
Nelson
LITTLE MARSDEN
Southfield
Catlow
Brierfield
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THURSDE
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Good Vibes
TYLER THE CREATOR
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Lancashire

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GROUND FLOOR

ENTRANCE 3'10" x 3'6" (1.17m x 1.08m)

LIVING ROOM 11'0" x 16'2" (3.37m x 4.93m)
A beautifully presented and generously proportioned living room positioned to the front of the property. This inviting reception space is centred around a feature fireplace with stone surround and living flame gas fire, creating a warm focal point to the room. A large front-facing window fitted with plantation shutters allows for an abundance of natural light whilst maintaining privacy. Open through an attractive archway into the dining room, the room provides an excellent layout for both everyday family living and entertaining guests. Neutral décor and quality floor coverings further enhance the ready-to-move-into feel found throughout the home.

DINING ROOM 8'7" x 10'6" (2.64m x 3.21m)
Open to the living room, the dining room provides an excellent space for both formal dining and everyday family meals. Well proportioned and tastefully presented, the room comfortably accommodates a dining table and additional furniture whilst maintaining a bright and airy feel. Sliding patio doors lead directly into the conservatory, creating a seamless flow between the living spaces and making it ideal for entertaining guests. The neutral décor and pleasant outlook towards the rear garden further enhance the welcoming atmosphere of this versatile room.

CONSERVATORY 8'6" x 9'7" (2.60m x 2.93m)
A superb addition to the home, this light-filled conservatory provides an excellent additional reception space with pleasant views over the beautifully landscaped rear garden. Featuring a glazed roof and surrounding windows, the room enjoys an abundance of natural light throughout the day and offers a peaceful place to relax whilst taking in the garden surroundings. French doors provide direct access onto the decking, creating a seamless connection between the indoor and outdoor living spaces. Versatile in its use, the conservatory lends itself perfectly as a sitting room, garden room or entertaining area. The beautiful Yorkshire stone flagged flooring adds character and charm whilst complementing the tranquil garden setting beyond.

INNER HALLWAY

KITCHEN 12'2" x 7'11" (3.71m x 2.42m)
A stylish and contemporary fitted kitchen incorporating a range of high-gloss wall and base units with complementary work surfaces and contrasting tiled splashbacks. The kitchen is equipped with a range of integrated appliances and offers ample storage along with generous preparation space, making it ideal for both day-to-day living and entertaining. A large window enjoys pleasant views over the beautifully landscaped rear garden whilst allowing plenty of natural light to flood the room. The kitchen also benefits from a door providing direct access to the side of the property and rear garden, creating excellent practicality for modern family life. Finished with quality Amtico flooring and presented to an excellent standard throughout, this is a room that is ready to be enjoyed from day one.

GROUND FLOOR WC 4'10" x 4'0" (1.48m x 1.22m)
Conveniently positioned off the hallway, the ground floor WC is fitted with a contemporary two-piece suite comprising a low-level WC and pedestal wash basin. A frosted window provides natural light and ventilation, whilst the neutral décor and modern fittings ensure the room complements the high standard of presentation found throughout the property.

INTEGRAL GARAGE 9'7" x 16'5" (2.93m x 5.02m)
A useful integral garage fitted with an up-and-over door to the front, providing secure parking or excellent additional storage space. Benefitting from power and lighting, the garage offers flexibility for a variety of uses and could also lend itself to use as a workshop, hobby space or home gym, subject to the purchaser's requirements. Internal access from the hallway further enhances the practicality of this well-designed family home.

FIRST FLOOR / LANDING

BEDROOM ONE 9'0" x 12'3" (2.76m x 3.75m)
A spacious and beautifully presented principal bedroom positioned to the front of the property. The room offers ample space for a double bed and accompanying furniture whilst benefitting from an extensive range of fitted wardrobes, providing excellent storage and helping to maximise the available floor space. A large front-facing window fitted with plantation shutters allows plenty of natural light to fill the room, creating a bright and inviting atmosphere. The bedroom also enjoys the added luxury of direct access to a private ensuite shower room, making it an ideal principal suite.

ENSUITE 8'4" x 4'9" (2.55m x 1.46m)
A modern and stylish ensuite shower room fitted with a contemporary three-piece suite comprising a low-level WC, vanity wash basin with useful storage beneath and a walk-in shower enclosure. Finished with attractive tiled walls and flooring, the room is complemented by a chrome heated towel radiator and the added luxury of underfloor heating, ensuring comfort throughout the year. A frosted window provides natural light and ventilation, whilst the quality fixtures and fittings create a practical yet elegant addition to the principal bedroom.

BEDROOM TWO 11'2" x 9'7" (3.42m x 2.93m)
A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the beautifully maintained garden. The room offers ample space for a double bed and accompanying bedroom furniture, making it ideal as a guest room, teenager's bedroom or additional principal bedroom. Neutrally decorated and filled with natural light from the rear-facing window, this comfortable room continues the high standard of presentation found throughout the home.

BEDROOM THREE 9'8" x 8'5" (2.96m x 2.59m)
A further well-proportioned double bedroom positioned to the front of the property. Bright and inviting, the room offers ample space for a double bed together with additional bedroom furniture and benefits from a pleasant outlook through the front-facing window. Tastefully decorated in neutral tones, this versatile room would be ideal as a guest bedroom, teenager's room or comfortable space for a growing family.

BEDROOM FOUR 9'8" x 5'10" (2.96m x 1.78m)
A versatile fourth bedroom positioned to the rear of the property, currently utilised as a music studio and workspace. The room benefits from a pleasant outlook over the rear garden and offers flexibility to suit a variety of requirements, whether as a bedroom, nursery, home office or hobby room. Bright and well presented, this adaptable space adds further practicality to an already impressive family home.

BATHROOM 6'4" x 5'11" (1.94m x 1.81m)
A modern and beautifully presented three-piece family bathroom comprising a panelled bath with shower over and glazed screen, low-level WC and a vanity wash basin with useful storage beneath. Finished with attractive tiled walls and stylish Karndean flooring, the room offers a practical yet contemporary feel. Recessed ceiling spotlights and a frosted window provide plenty of light, whilst the well-planned layout and quality fittings make this an ideal space for everyday family living.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/trent-road-nelson

LOCATION
Trent Road is located within a popular and well-established residential area of Nelson, conveniently positioned for access to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. Nelson town centre is within easy reach, whilst nearby transport links provide straightforward access to neighbouring towns and the M65 motorway network for those commuting further afield. The property is also well placed for local parks, countryside walks and everyday conveniences, making it an ideal location for families and professionals alike.

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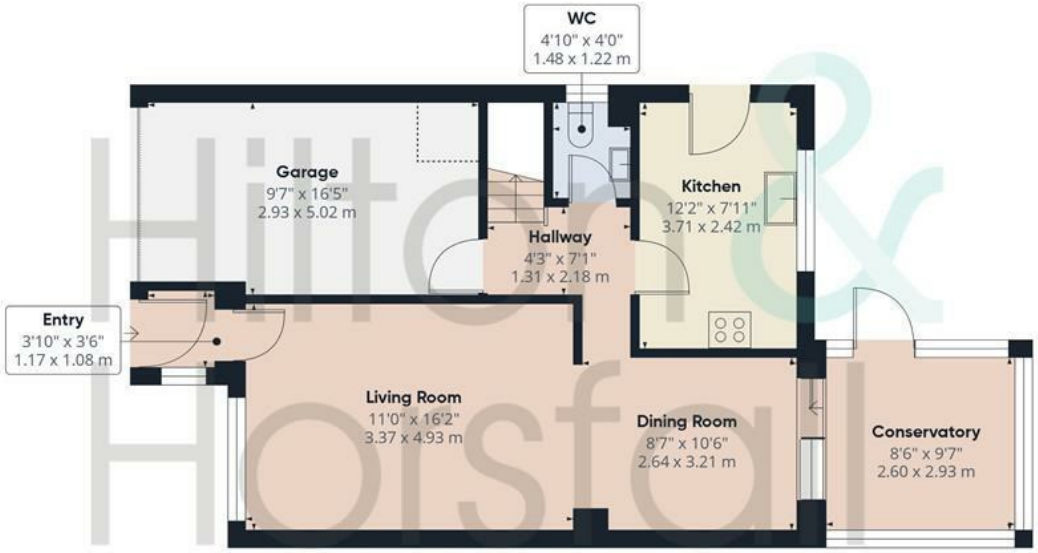

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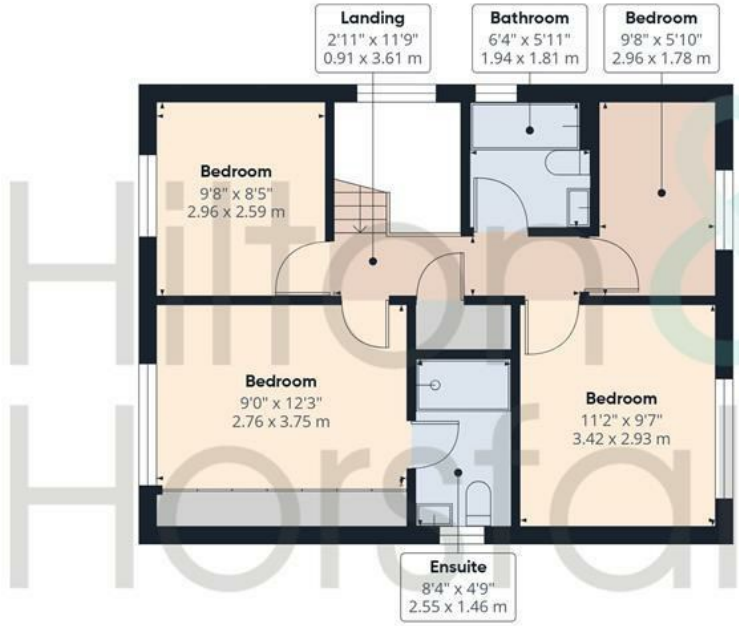
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OUTSIDE

Occupying a pleasant position within this popular residential development, the property enjoys attractive gardens to both the front and rear. To the front is a driveway providing off-road parking leading to the integral garage, alongside well-maintained planted borders which enhance the property's kerb appeal. The true highlight of the home is the stunning rear garden, which has been lovingly designed and meticulously maintained to create a private outdoor sanctuary. Featuring expansive decked seating areas, a charming pergola, ornamental pond, mature trees, established shrubs and colourful planting, the garden offers a wealth of spaces in which to relax, entertain and enjoy the outdoors. A summerhouse further enhances this exceptional setting, creating a peaceful retreat that can be enjoyed throughout the year.



Ground Floor



Floor 1



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Approximate total area(1)

1218 ft²

113 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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