



24 Iona Drive
Trowell, Nottingham, Nottinghamshire, NG9 3RF

£284,950

4 Bedroom Semi-Detached House

- Freehold
- Extended 4 Bed Semi Detached House
- Accessible House With Several Adaptations
- No Onward Chain
- Main Bed with En Suite Shower Room
- Wet Room & Family Bathroom
- 2 Reception Rooms
- Large Storage Room
- Drive & Enclosed Rear Gardens
- EPC Rating - D, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for 24 Iona Drive, Trowell, Nottingham, Nottinghamshire, NG9 3RF



Overview

We are delighted to present for sale this spacious Four Bedroom Semi-Detached Home with Wheelchair Access and Modern Amenities.

Located in the desirable village of Trowell, Nottingham, this well presented four bedroom semi-detached home offers generous family living with the added benefit of wheelchair access via a front lift.

The ground floor features a welcoming entrance hall, a bright and comfortable lounge, a separate dining room, and a modern breakfast kitchen ideal for family meals. There is also a downstairs wet room and a useful storage room, adding practicality to the layout.

Upstairs, the property offers a spacious main bedroom with en suite, two further double bedrooms, a single bedroom, and a family bathroom.

Outside, the home benefits from a private driveway providing off-road parking, and to the rear, a well-maintained garden with patio area, lawn, and garden shed — perfect for outdoor dining and relaxation.



Set between Nottingham and Derby, Trowell is a picturesque village that combines rural charm with convenient transport links. The area enjoys easy access to the A609 and M1 motorway, making it perfect for commuters — with Nottingham city centre approx. 6 miles away and Derby around 20 minutes by car.

Trowell offers a strong community atmosphere, centred around St Helen's Church and the popular Trowell Garden Centre and Café. There are beautiful walking and cycling routes nearby along the Nottingham Canal and River Erewash, offering peaceful green surroundings while remaining close to urban amenities.

Families will appreciate the proximity to Trowell C of E Primary School, as well as excellent secondary and academy options in Stapleford and Ilkeston.

With its mix of traditional homes, modern developments, and semi-rural setting, Trowell remains a highly sought-after location for families and professionals seeking a quieter lifestyle with great connections.

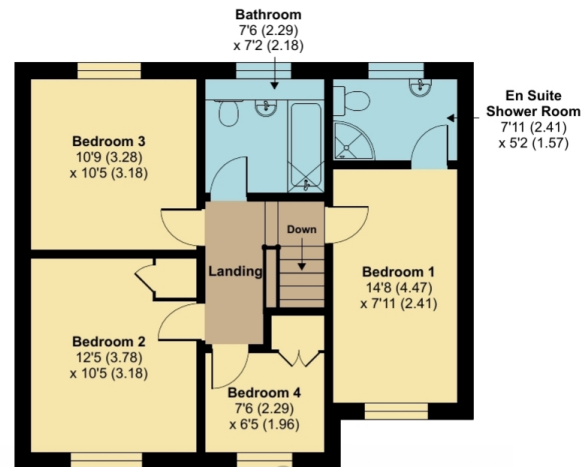




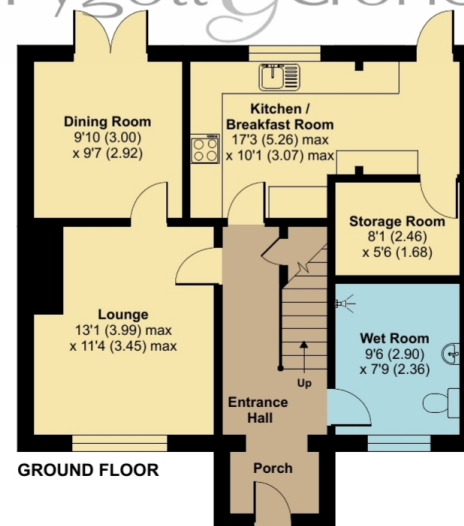
Iona Drive, Trowell, Nottingham, NG9

Approximate Area = 1260 sq ft / 117 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1368890



Location



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24 Iona Drive, Trowell
is on the market with our Wollaton branch

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