



Trowell Park Drive  
Trowell, Nottingham NG9 3RA

A FOUR BEDROOM DETACHED FAMILY HOUSE.

**£325,000 Freehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION KNOWN LOCALLY AS "TROWELL PARK".

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, spacious living room, dining room and kitchen. The first floor landing then provides access to four bedrooms and family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, enclosed garden to the rear and detached garage.

The property is located in this popular residential location within close proximity of nearby amenities, facilities, schooling, open countryside and transport links including the A52, M1, Ilkeston train station and Nottingham electric tram terminus.

We believe the property would make an ideal family home. We highly recommend an internal viewing.



## ENTRANCE HALL

7'4" x 4'11" (2.26 x 1.51)

uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, radiator with display cabinet, staircase rising to the first floor with decorative wood spindle balustrade, coving, phone point. Doors to living room and WC.

## WC

5'7" x 4'3" (1.71 x 1.31)

Two piece suite comprising push flush WC, wash hand basin with mixer tap. Fully tiled walls and floor, chrome ladder towel radiator, coving, double glazed window to the front (with fitted Roman blind).

## LIVING ROOM

16'11" x 13'1" (5.18 x 4.00)

Sliding double glazed patio doors opening out to the rear garden, two radiators, decorative coving and cornicing, wall light points, feature Adam-style fire surround with marble insert and hearth housing a coal effect fire, panel and glazed Georgian-style door to the hallway. Opening through to the dining room.

## DINING ROOM

16'0" x 9'4" (4.88 x 2.87)

Sliding double glazed patio doors opening out to the rear garden, radiator with display cabinet, wall light points, decorative coving. Opening back through to the living room and separate opening through to the kitchen.

## KITCHEN

11'10" x 10'0" (3.61 x 3.05)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring hob with extractor over and oven beneath, integrated dishwasher, washing machine, fridge and freezer, double glazed window to the front (with fitted blinds), corner display shelving, inset spotlights, tiled floor, tiling to the walls, chrome ladder towel radiator, uPVC panel and double glazed side exit door to driveway.

## FIRST FLOOR LANDING

Loft access point with pulldown ladders to a partially boarded, lit and insulated loft space, coving, storage cupboard with shelving. Doors to all four bedrooms and bathroom.

## BEDROOM ONE

11'8" x 10'0" (3.58 x 3.06)

Double glazed window to the front (with fitted roller blind), radiator, fitted storage cupboards with shelving.

## BEDROOM TWO

9'9" x 9'8" (2.98 x 2.95)

Double glazed window to the front (with fitted roller blind), radiator, fitted wardrobes with shelving and hanging rail.

## BEDROOM THREE

9'4" x 7'11" (2.87 x 2.43)

Double glazed window to the rear, radiator, fitted storage cupboard.

## BEDROOM FOUR

9'7" x 7'1" (2.94 x 2.17)

Double glazed window to the rear (with fitted roller blind), radiator, coving.

## BATHROOM

8'0" x 5'9" (2.45 x 1.76)

Four piece suite comprising shaped bath with central mixer tap, separate tiled and enclosed shower cubicle with mains shower, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, wall mounted LED bathroom mirror, inset shelving with lighting, ceiling spotlights, double glazed window to the rear.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway which provides off-street parking to the front and continues down the left hand side of the property towards the rear garage. The block paving continues providing access to a front entrance door with tile covered porch with brick pillars. The front garden is designed for low maintenance with gravel rockery area. There is an external water tap and lighting point.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line. The garden is designed for straightforward maintenance being predominantly paved and gravelled with inset rockery pond and waterfall feature. There is a decorative gravelled area to the rear part of the garage, external lighting point, personal access door into the garage.

## GARAGE

With up and over door to the front, personal access door and window to the side, power and lighting points.

## DIRECTIONAL NOTES

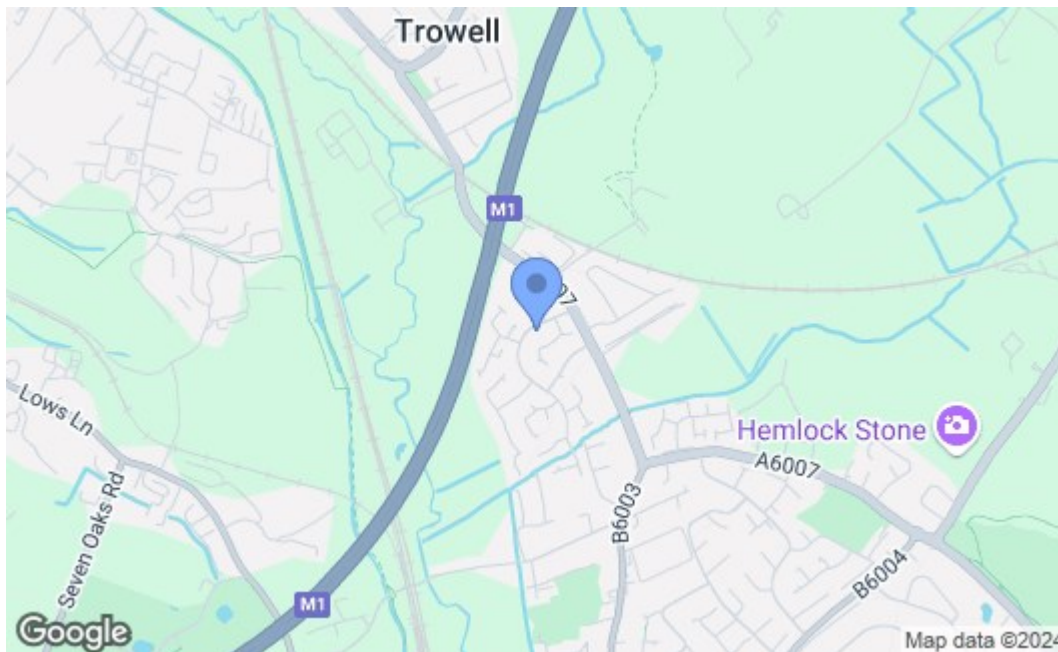
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini islanding continue onto Trowell Road and then Stapleford Road. Take the 2nd left onto Trowell Park Drive and the property can be found on the left hand side, identified by our For Sale board.

## COUNCIL TAX

Broxtowe Borough Council Band D



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.