

Church Close  
Trowell, Nottingham NG9 3QR

**£269,950 Freehold**

AN EARLY 1980'S CONSTRUCTED THREE  
BEDROOM DETACHED FAMILY HOUSE -  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION THIS EARLY 1980'S THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating, double glazing, off-street parking, attached garage, front and rear gardens.

As previously mentioned, the property is located in this desirable village location and comes to the market for the first time since construction in the early 1980's. We believe the property will make an ideal first time buy or young family home being situated close to local village amenities, as well as good transport links to and from the surrounding areas, the A52 and M1. There is also easy access to nearby shops, services and amenities within the neighbouring towns of Beeston, Stapleford and Ilkeston.

We highly recommend an internal viewing.





## ENTRANCE HALL

16'1" x 6'3" (4.92 x 1.92)

uPVC panel and double glazed front entrance door with fitted blind to the door, radiator, alarm control panel, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard, internal doors to the living room, kitchen and WC.

## WC

6'1" x 2'11" (1.86 x 0.89)

Two piece suite comprising low flush WC and wash hand basin with decorative tiled splashback. Double glazed window to the front, laminate flooring, wall mounted electrical consumer box, wall mounted 'Worcester' gas fired central heating boiler.

## LIVING ROOM

17'9" x 10'11" (5.43 x 3.34)

Double glazed bay window to the front, radiator, coving, fireplace.

## DINING ROOM

10'10" x 9'6" (3.32 x 2.91)

Double glazed window to the rear, radiator, coving.

## KITCHEN

10'2" x 7'8" (3.11 x 2.36)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with marble effect square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, decorative tiled splashbacks, under-counter fitted fridge, freezer, washing machine and tumble dryer, radiator, tiled floor, coving, glass fronted crockery cupboards, double glazed window to the rear, uPVC panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom, coving, loft access point to an insulated loft space, airing cupboard housing the hot water cylinder and storage shelving.

## BEDROOM ONE

13'3" x 11'7" (4.04 x 3.55)

Double glazed window to the rear, radiator, coving, full height fitted sliding door double wardrobes and additional fitted double wardrobe with matching overhead storage cupboards.

## BEDROOM TWO

12'5" x 11'8" (3.80 x 3.57)

Double glazed window to the front (with fitted blinds), radiator, coving, triple fitted full height wardrobe with overhead storage cupboards.

## BEDROOM THREE

9'1" x 7'6" (2.79 x 2.31)

Double glazed window to the front, radiator, coving, range of fitted bedroom furniture including double wardrobe with matching overhead storage cupboard, dresser unit/drawers.

## SHOWER ROOM

6'6" x 6'4" (2.00 x 1.94)

Three piece suite comprising tiled shower cubicle with mains shower, glass screen and sliding door, wash hand basin, low flush WC. Tiling to the walls, coving, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, extractor fan.

## OUTSIDE

To the front of the property there is a lawn with pathway providing access to the front entrance door, decorative plum slate chippings and lowered kerb access to the tarmac driveway which in turn leads to the garage.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines with concrete posts and gravel boards, lower paved patio seating area (ideal for entertaining), pedestrian access then leads back to the front. Rear access personal door into the garage, stepped access leading to the main part of the garden which offers a central circular lawn decorated with plum slate chippings with a stepping stone pathway providing access to the foot of the plot where there is a further paved patio seating area. Within the garden there is an external water tap and lighting point.

## GARAGE

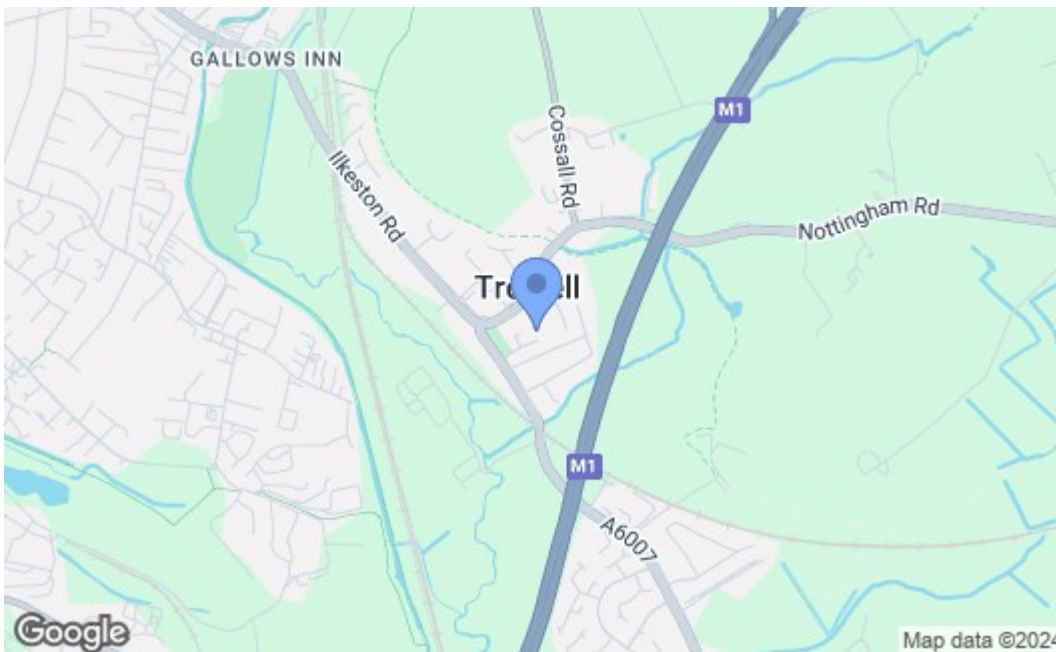
17'1" x 8'1" (5.21 x 2.48)

Electrically operated door to the front, power, lighting and rear door from the garden.

## DIRECTIONAL NOTE

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, turn left onto Pasture Road and proceed in the direction of Trowell. Via left at the mini roundabout and continue past the entrance to Trowell Garden Centre. Take a right hand turn after the village hall onto Church Close. The property can then be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.