



Salcey Drive
Trowell, Nottingham NG9 3RN

£325,000 Freehold

A THREE DOUBLE BEDROOM TWO
BATHROOM DAVID WILSON DETACHED
FAMILY HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE CONSTRUCTED BY DAVID WILSON HOMES IN THE LATE 1980'S.

The property is tucked away in a quiet corner of Salcey Drive in one of the best and well regarded streets in this now established residential location.

The property boasts ample off-street parking, incorporating space at the front for caravans or work vehicles, which in turn leads to an integral garage and a pleasant and private garden space to the rear.

The property also benefits from uPVC double glazing, gas fired central heating from recently replaced combination boiler, principal bedroom with en-suite, family bathroom and ground floor WC.

The internal accommodation comprises entrance hall, ground floor cloakroom/WC, living room, dining room, study/utility area and breakfast kitchen to the ground floor. The first floor landing then provides access to three bedrooms, the principal bedroom with en-suite, and family bathroom.

A popular family location which is within easy reach of nearby transport links, good schooling for a variety of ages, and a range of national and independent retailers within the nearby towns of Stapleford, Beeston and Ilkeston.

There is also easy access to good transport links to and from the surrounding areas, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and Ilkeston train station.

We highly recommend an internal viewing.



ENTRANCE HALL

uPVC panel and double glazed front entrance door, door to living room, radiator, alarm control panel, stairs rising to the first floor, door to cloakroom/WC.

CLOAKROOM/WC

Incorporating a two piece suite comprising push flush WC, wash hand basin. Radiator, tiling to dado height, double glazed window to the front.

LIVING ROOM

14'6" x 10'0" (4.44 x 3.05)

Radiator, uPVC double glazed window to the front, door to kitchen, laminate flooring, TV and router point, coving and opening through to the dining room.

DINING ROOM

8'9" x 8'0" (2.69 x 2.44)

Radiator, uPVC double glazed patio doors opening out to the rear garden, coving and laminate flooring (matching the living room).

STUDY/UTILITY ROOM

7'4" x 4'0" (2.26 x 1.22)

Telephone point, double glazed window to the side, exposed and varnished floorboards, wall light point, courtesy door to the garage, space for tumble dryer, fitted worktops with double storage cupboard beneath.

BREAKFAST KITCHEN

13'8" x 8'11" (4.19 x 2.73)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top work surfaces including one and half bowl sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring hob with extractor hood over, fitted double oven, integrated fridge/freezer, plumbing for washing machine, integrated dishwasher. Porcelain tiled floor, radiator, space for dining table and chairs, double glazed window to the rear (with fitted blinds), telephone point, uPVC panel and double glazed door to outside, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

FIRST FLOOR LANDING

Access to a boarded, lit and insulated loft space via pulldown loft ladder. Built-in storage cupboard, doors to all bedrooms and bathroom.

BEDROOM ONE

11'6" x 10'9" (3.51 x 3.28)

Radiator, double glazed window to the front, TV and telephone points, panic alarm button, door to en-suite.

EN-SUITE

5'8" x 5'6" (1.73 x 1.68)

Incorporating a recently replaced three piece suite comprising pedestal wash hand basin with mixer tap and storage cupboards beneath, push flush WC, shower cubicle with mains controlled shower. Tiled splashbacks and partially tiled walls, chrome ladder towel radiator, double glazed window to the rear, shaver point.

BEDROOM TWO

10'11" x 6'11" (3.35 x 2.13)

Double glazed window to the front, radiator.

BEDROOM THREE

8'11" x 6'11" (2.72 x 2.13)

Double glazed window to the rear, radiator.

FAMILY BATHROOM

7'3" x 5'8" (2.21 x 1.73)

White three piece suite comprising pedestal wash hand basin, push flush WC, panel bath with 'Mira' thermostatically controlled shower over, shower screen. Radiator, double glazed window to the rear (with fitted blind), vinyl tile-effect flooring, radiator.

OUTSIDE

To the front of the property there is a tarmac drive/hard standing leading to a partial integral garage with ample space to the front for numerous vehicles. The property also has the benefit of being tucked quietly away from the road, offering a degree of privacy with a range of mature bushes, shrubbery and trees. There is dual side access leading into the rear garden. The rear garden is enclosed and benefits from a paved patio seating area (ideal for entertaining), leading onto a shaped lawn section with a variety of planted borders, shrubs and flowerbeds. The garden is enclosed by timber fencing, concrete posts and gravel boards, offering a degree of privacy. External lighting point, water tap and dual side access leading back to the front.

INTEGRAL GARAGE

13'1" x 6'11" (3.99 x 2.13)

Up and over door to the front, power and lighting, internal door back to the utility/study.

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, continue onto Pasture Road and proceed in the direction of Trowell. At the mini island, veer left onto Trowell Road which in turn becomes Stapleford Road, Trowell. Take the first left onto Wychwood Drive, entering 'Trowell Park' development. At the "T" junction, turn left onto Trowell Park Drive. Take the first left onto Salcey Drive, passing the entrance to the play park. The property can then be found at the end of the row on the right hand side, identified by our For Sale board.

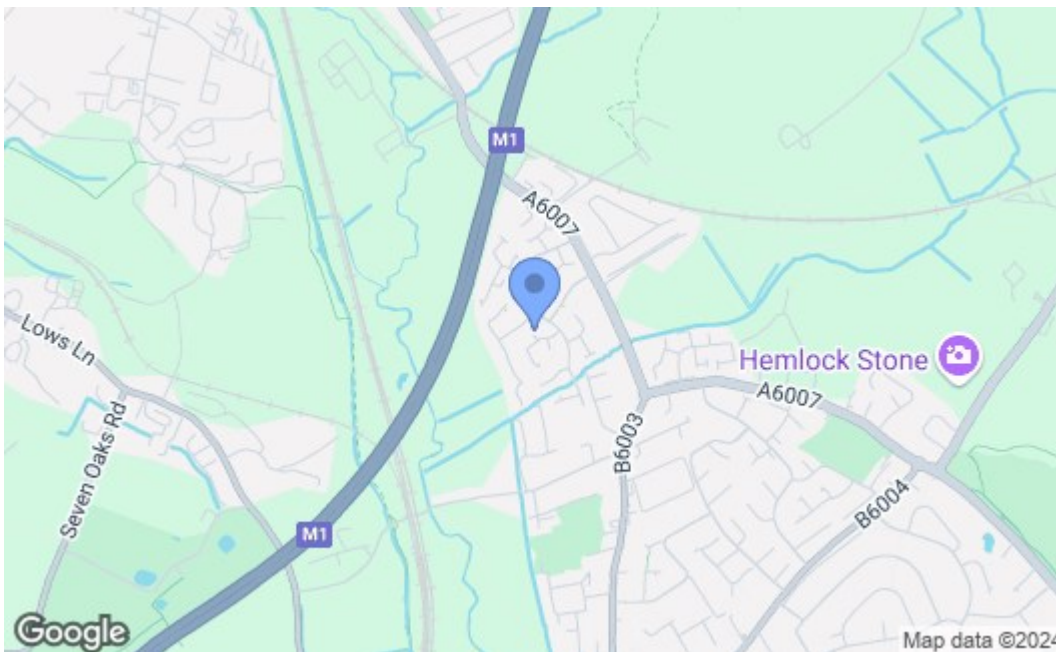




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.