



Roehampton Drive  
Trowell, Nottingham NG9 3QY

**£265,000 Freehold**

AN ADAPTED AND EXTREMELY WELL  
PRESENTED THREE BEDROOM DETACHED  
BUNGALOW OFFERED FOR SALE WITH  
NO UPWARD CHAIN



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Robert Ellis are delighted to welcome to the market, with the added benefit of no upward chain, this adapted three bedroom detached bungalow situated within this popular and established residential location known locally as the Trowell Park Drive estate.

With single level, easy accessible accommodation comprising of a spacious breakfast kitchen, generous lounge/diner, inner hallway, three bedrooms and recently replaced three piece shower room, all on the ground level.

Other benefits include gas central heating from annually serviced combination boiler, double glazing throughout, generous full length recently installed resin driveway leading to a detached garage via electrically operated garage door and easy to maintain landscaped and enclosed garden to the rear.

As previously mentioned the accommodation is on a single level lying plot, making this an ideal downsize or retirement property but is also situated conveniently within close proximity of excellent nearby shopping facilities within the neighbouring towns of Stapleford, Beeston and Ilkeston, there is also easy access to a good amount of transport links to and from surrounding areas such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

Also, as previously mentioned, we believe the property itself would make an ideal downsize or retirement property and we would therefore highly recommend an internal viewing.



## Lounge/Diner

23'10" x 11'11" approx (7.28m x 3.65m approx)

Double glazed box bay window with fitted blinds to the front, additional double glazed window to the side, two radiators, media points, coving, decorative Adam style fire surround with granite insert and hearth housing a log effect fire, ample space for dining table and chairs, internal doors to the kitchen and inner hallway.

## Breakfast Kitchen

19'1" x 7'10" approx (5.82m x 2.4m approx)

The kitchen comprises of a matching range of fitted base and wall storage cupboards and drawers with laminate style work surfaces incorporating a counter level single sink and drainer with central mixer tap and decorative tiled splashbacks, fitted counter level four ring hob with extractor over and oven beneath, integrated slim line dishwasher, behind cupboard space for a washing machine and tumble dryer (both included within the sale), space for full height fridge/freezer, ample space for breakfast table and chairs, double glazed windows to the front and side, all with fitted roller blinds, electric meter cupboard box, radiator, UPVC panel and double glazed side door leading onto the resin driveway, boiler cupboard housing the combination boiler and useful storage shelving.

## Inner Hallway

With doors to all three bedrooms and recently fitted shower room. Loft access point via pull down loft ladders to a partially boarded, lit and insulated loft space.

## Bedroom 1

13'6" x 9'8" approx (4.14m x 2.96m approx)

Double glazed window with fitted blinds to the rear, radiator, decorative coving and matching fitted double his and hers wardrobes, one with shoe rack and hanging rail.

## Bedroom 2

10'4" x 9'11" approx (3.15m x 3.03m approx)

Double glazed window with fitted blinds to the rear, radiator, media points, coving and fully fitted to one wall sliding door full height wardrobes with shelving and hanging space.

## Bedroom 3

9'3" x 7'8" approx (2.84m x 2.35m approx)

Double glazed window with fitted blinds to the side, radiator and coving.

## Shower Room

7'1" x 5'6" approx (2.17m x 1.68m approx)

Recently installed modern three piece suite comprising of a walk-in double size shower cubicle with glass shower screen and dual attachment mains ran shower from the combi boiler, wash hand basin with mixer tap and double storage cupboards beneath and push flush w.c. Easy to maintain butterfly boarding to the walls, tiled effect flooring, radiator, double glazed window with fitted roller blind to the side, extractor fan and shaver point.

## Outside

To the front of the property there is an easy to maintain, high quality artificial lawn with flower beds surrounding the lawn housing a variety of bushes and shrubbery. Leading down the left hand side of the property there is a recently laid resin driveway with decorative block paved edging providing ample off street parking which continues behind double wrought iron gates for approx 4/5 vehicles. The resin driveway then leads to the detached brick built garage as well as open access to the rear garden.

The rear garden, which has been designed for ease of maintenance, is enclosed with timber fencing having concrete posts and gravel boards to the boundary line and offers a paved patio seating area with covered timber canopy which looks out onto the garden lawn with decorative gravel borders housing a variety of bushes and shrubbery. Within the garden and general outside there is an external water tap, lighting point and double power socket.

## Detached Garage

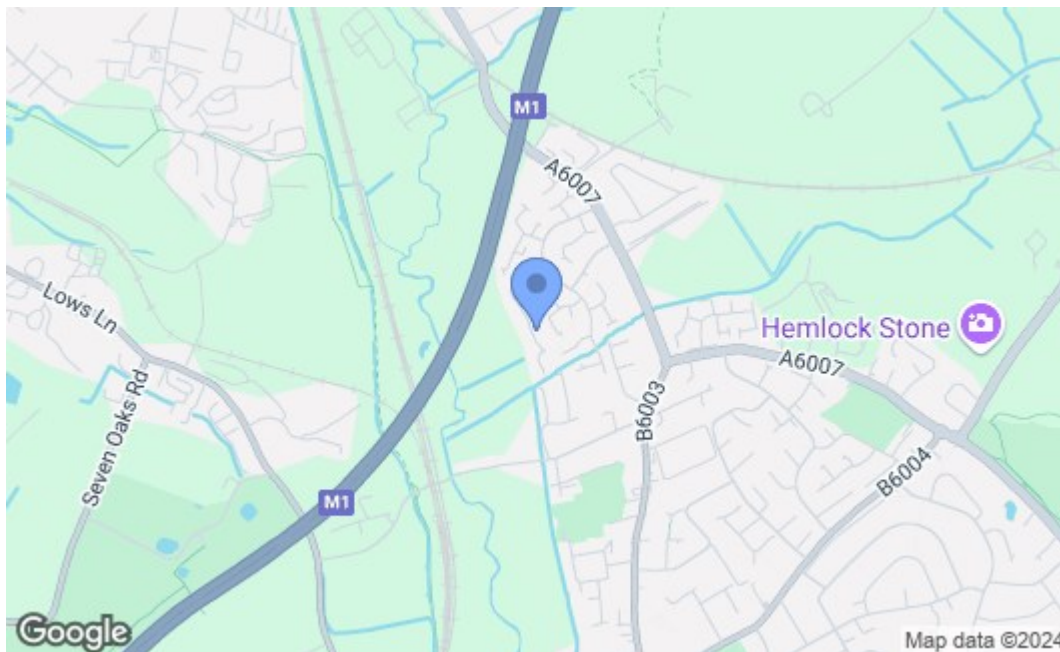
20'0" x 8'11" approx (6.10m x 2.72m approx)

With electrically operated garage door to the front, personal access door and window to the side and power and lighting points.

## Directions

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 continue as if heading in the direction of Trowell. At the mini traffic island effectively veer left and continue as if heading towards the garden centre and take the second left hand turn onto Trowell Park Drive. Continue along and follow the bend in the road to the left before taking a right hand turn onto Kingsmead Avenue and at the junction turn left onto Roehampton Drive. The bungalow 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			
(81-91) B			
(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.