



**Pembrey Close  
Trowell, Nottingham NG9 3RW**

**£395,000 Freehold**

A SPACIOUS & EXTREMELY WELL  
PRESENTED FIVE BEDROOM, THREE  
BATHROOM DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS FIVE BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED NO-THROUGH ROAD CUL DE SAC LOCATION IN TROWELL. BUILT BY DAVID WILSON HOMES.

With accommodation over two floors, the ground floor comprises entrance porch leading to an entrance hall, ground floor WC, spacious living room, full width dining kitchen, conservatory, utility room, bedroom/office and wet room. The first floor landing provides access to four bedrooms, the principal bedroom having the benefit of both a walk-in wardrobe and en-suite facilities, and an additional family bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and enclosed south facing garden to the rear with the benefit of a detached and insulated garden room (making an ideal office space).

The property is located in this popular yet established residential cul de sac within Trowell Park, which offers easy access to excellent nearby schooling for all ages, good transport links, including the tram stop and nearby train stations, as well as offering good access to amenities, shops and services in the nearby towns of Stapleford, Beeston and Ilkeston.

The ground floor accommodation can be highly adaptable with a garage conversion easily offering space for a ground floor bedroom with wet room facilities or business opportunity (subject to the relevant permissions and approvals).

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



## PORCH

Georgian-style uPVC panel and double glazed front entrance door with matching full height double glazed Georgian-style window to the side of the door. Wall light point and further panel and glazed internal door into the entrance hallway.

## HALL

14'6" x 6'2" (4.44 x 1.90)

Georgian-style glazed window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, Kardean flooring, radiator, internal doors leading through to the living room and kitchen. Useful understairs storage space and alarm control panel.

## WC

5'2" x 3'1" (1.58 x 0.95)

Two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashbacks. Radiator, Kardean flooring (matching the hallway). Mains lighting point and extractor fan.

## LIVING ROOM

16'4" x 10'7" (5.00 x 3.25)

Georgian-style double glazed window to the front, two radiators, media points, coving, laminate flooring, feature Adam-style fire surround with marble insert and hearth with coal effect fire. Georgian-style double internal doors leading through to the kitchen diner.

## DINING KITCHEN

19'8" x 10'0" (6.00 x 3.05)

The kitchen area comprises a matching range of base and wall storage cupboards and drawers with square edge work surfaces incorporating four ring Neff gas hob with pop-up extractor hood, fitter porcelain one and a half bowl sink unit with draining board and central pull-out spray hose mixer tap with decorative tiled splashbacks, integrated dishwasher, fitted eye level Neff oven and microwave, pull out corner carousel cupboards, full height pantry style cupboards, decorative plinth lighting, radiator, spotlights, laminate flooring, double glazed window to the rear overlooking the rear garden (with fitted roller blind), internal panel and Georgian-style glazed door to the utility room, opening through to the dining area. The dining area offers ample space for dining table and chairs, an additional radiator, decorative coving, spotlights and matching laminate flooring throughout.

## CONSERVATORY

11'0" x 9'2" (3.37 x 2.81)

Brick and double glazed construction with pitched roof and double glazed French doors opening out to the garden. Tiled floor and fitted blinds throughout.

## UTILITY ROOM

10'0" x 5'1" (3.07 x 1.55)

uPVC panel and double glazed rear exit door to outside, wall mounted Baxi gas fired boiler, plumbing for washing machine, space for tumble dryer, additional space for full height fridge/freezer, decorative tiled splashbacks, internal door leading back through to the kitchen, opening through to the wet room.

## GROUND FLOOR BEDROOM/OFFICE

10'9" x 7'9" (3.30 x 2.37)

Georgian-style double glazed windows to the front (with two individually hung fitted blinds), radiator, laminate flooring, boxed-in meter cupboards. This could be put to use for business purposes (subject to the relevant permissions, i.e., dog groomers, hair salon, etc) with the use of the adjoining wet room. It could also be used as annex space also with the use of its own wet room facilities next door.

## WET ROOM

7'7" x 5'1" (2.33 x 1.56)

Walk-in shower cubicle with electric shower, tiled flooring, extractor fan, electric chrome ladder towel radiator, fitted storage cupboard. Door to bedroom/office.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space with the benefit of power via pull-down loft ladders. Airing cupboard housing hot water cylinder with shelving space above, fitted cabinet and additional storage cupboard with shelving.

## BEDROOM ONE

16'6" reducing to 9'4" x 10'7" (5.03 reducing to 2.86 x 3.25)

Double glazed Georgian-style bay window to the front, radiator, laminate flooring, TV point. Door to en-suite and opening through to walk-in wardrobe.

## WALK-IN WARDROBE

7'0" x 6'4" (2.15 x 1.95)

Range of fitted furniture including shelving and hanging rails with mains lighting point, laminate flooring.

## EN-SUITE

9'1" x 2'11" (2.79 x 0.90)

Three piece suite comprising walk-in shower cubicle with 'Mira' electric shower and foldaway glass screen, wash hand basin with mixer tap, push flush WC. Fully tiled walls, Georgian-style double glazed window to the front, radiator with attached towel rail, wall mounted shaver point, wall mounted bathroom cabinet, extractor fan.

## BEDROOM TWO

11'8" x 8'1" (3.56 x 2.48)

Georgian-style double glazed window to the front (with fitted blinds), radiator, laminate flooring, useful storage cupboard.

## BEDROOM THREE

9'11" x 8'11" (3.04 x 2.74)

Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring.

## BEDROOM FOUR

9'4" x 6'8" (2.87 x 2.05)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring.

## FAMILY BATHROOM

6'8" x 6'5" (2.05 x 1.96)

Three piece suite comprising bath with central mixer tap and handheld shower attachment, wash hand basin, push flush WC. Fully tiled walls, double glazed window to the rear (with fitted roller blind), radiator with towel rail above, wall mounted shaver point, spotlights.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a side-by-side double width tarmac driveway providing off-street parking for two cars, front shaped lawn, access to the front entrance porch and pedestrian access leading into the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line. The garden offers a variety of different areas incorporating two good size paved patio seating areas (ideal for entertaining) leading onto a shaped lawn section and flowerbeds with decorative gravel borders housing a variety of bushes and shrubbery. To the foot of the plot accessed via a pathway there are two storage sheds to either side of the detached and insulated garden room. Within the garden there are also external lighting points, power sockets and water tap.

## GARDEN ROOM

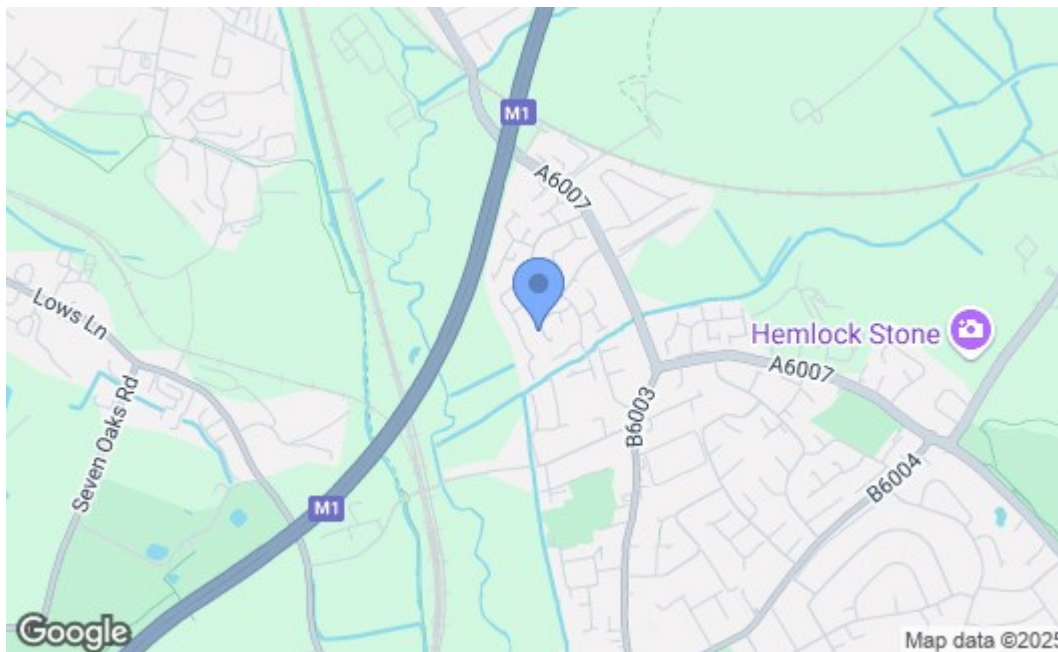
10'0" x 7'5" (3.05 x 2.27)

Double glazed French entrance doors to the front with double glazed windows to either side. Insulated with power and lighting.

## 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, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left onto Trowell Road and continue in the direction of the garden centre. Take a left hand turn onto Wychwood Drive. At the "T" junction turn left onto Trowell Park Drive and take the first right onto Salcey Drive. Proceed past the children's play area and veer to the left onto Pembrey Close. The property can then be found on the right 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.