



**Cranborne Close  
Trowell, Nottingham NG9 3RH**

**£275,000 Freehold**

AN IMMACULATELY PRESENTED TWO  
DOUBLE BEDROOM DETACHED  
BUNGALOW SITUATED IN THIS QUIET  
RESIDENTIAL CUL DE SAC LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS IMMACULATELY PRESENTED WIDTH-WAYS FACING TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

With single level accommodation, comprising entrance hallway, generous living room, conservatory, kitchen, two double bedrooms and modern three piece shower room.

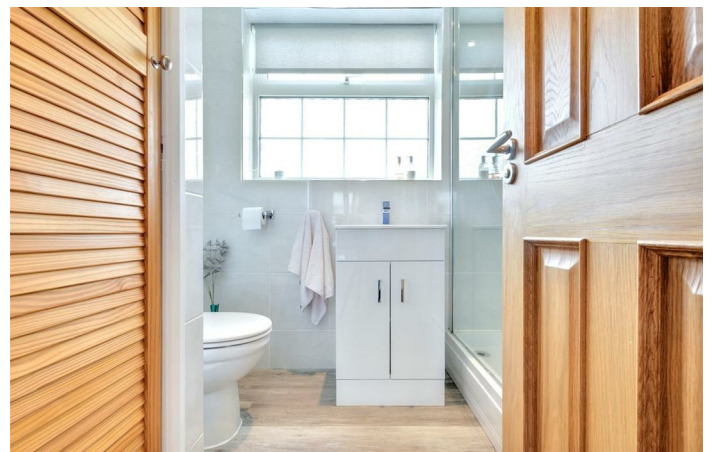
The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, garage with power and lighting, front and rear gardens.

As previously mentioned, the property is located in this quiet residential cul de sac, with easy access to nearby amenities, including the local bus service, Trowell Garden Centre, as well as the shops, services and amenities located in the neighbouring towns of Stapleford, Beeston and Ilkeston.

There is also easy access to ample outdoor countryside, such as Pit Lane and nearby walks along the canal footpath.

The property is certainly in a ready to move into condition and situated on a flat, level lying plot from front to back.

We highly recommend an internal viewing.



## ENTRANCE HALL

12'4" max x 9'6" (3.76 max x 2.90)

uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, radiator with display cabinet, LED spotlights, alarm control panel, loft access point to an insulated loft space, useful cloaks storage cupboard with shelving. Doors to all ground floor rooms.

## LIVING ROOM

16'2" x 12'0" (4.94 x 3.66)

Double glazed Georgian-style window to the side (with fitted blinds), uPVC double glazed French doors opening out to the conservatory, full height double glazed windows to either side of the doors, radiator, media points.

## CONSERVATORY

11'10" x 11'4" (3.63 x 3.46)

Brick and double glazed construction with pitched roof incorporating electric ceiling fan, fitted blinds to the windows, double glazed French doors opening out into the rear garden, radiator, tiled floor, Velux style roof window.

## KITCHEN

10'0" x 9'6" (3.07 x 2.90)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect square edge work surfacing incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Integrated dishwasher, fitted double oven with hob and curved extractor fan over, plumbing space for washing machine, Georgian-style double glazed window to the front (with fitted blinds), radiator, LED spotlights, composite stable-style exit door leading to the side driveway.

## BEDROOM ONE

13'4" x 12'10" (4.08 x 3.93)

Georgian-style double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator, coving, range of fitted Hammonds bedroom furniture including wardrobes, drawers and vanity area.

## BEDROOM TWO

11'4" x 7'3" (3.46 x 2.22)

Georgian-style double glazed window to the front (with fitted blinds), radiator, coving, range of Hammonds fitted bedroom furniture including full height double wardrobe and matching drawer unit.

## SHOWER ROOM

8'0" x 6'3" (2.44 x 1.91)

Modern three piece suite comprising walk-in tiled shower cubicle with electric shower, wash hand basin with waterfall-style mixer tap

and storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls, Georgian-style double glazed window to the front (with fitted roller blind), wall mounted ladder radiator, LED spotlights, extractor fan, boiler closet housing the gas fired combination boiler (for central heating and hot water), additional storage space.

## OUTSIDE

To the front of the property, there is a tarmac driveway which leads down the right hand side providing off-street parking and leads to the garage and into the rear garden. To the front, there is a central pathway which provides access to the front entrance door with a split lawn either side and planted borders housing a variety of bushes and shrubbery.

## TO THE REAR

The rear garden is enclosed predominantly with timber fencing with concrete posts and gravel boards, shaped lawn section with planted flowerbeds and borders housing a variety of bushes and shrubbery. There is a good size paved patio entertaining space, pedestrian access then leads back to the front. Personal access door to the garage, access onto the driveway.

## GARAGE

Up and over door to the front, personal access door to the side, power and lighting points.

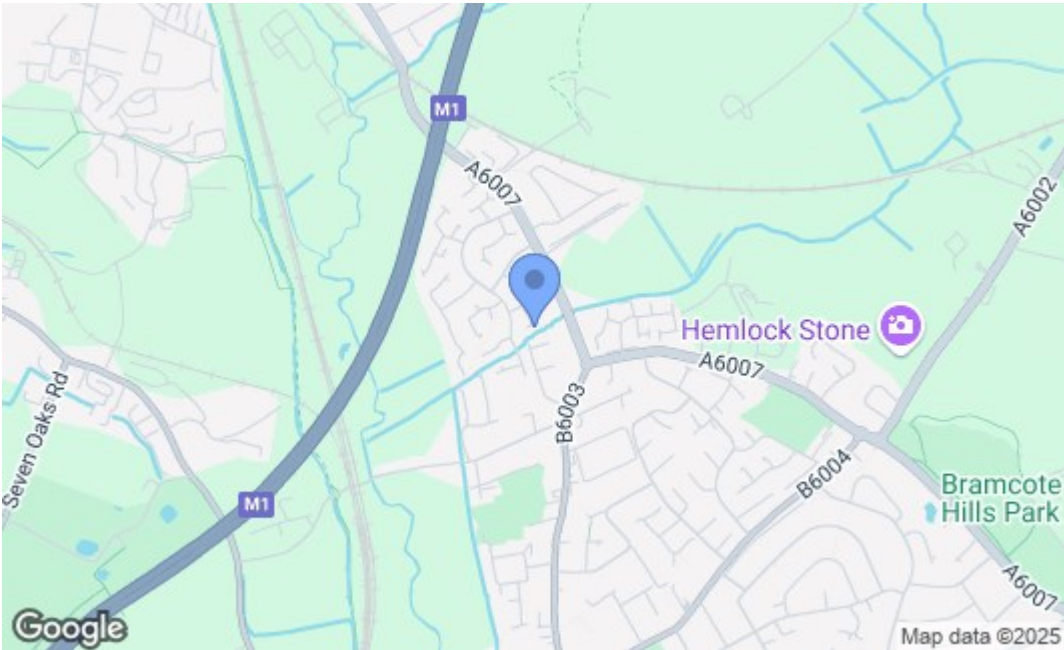
## AGENTS NOTE

We would like to make potential buyers aware that this property has been flooded in the last five years, in February 2020 and more recently in October 2023 following Storm Babet. Refurbishment works have been carried out under an insurance claim and the Vendor is in receipt of a Certificate of Works. The property benefits from flood prevention methods, including flood preventative external doors, return valves to the drainage system and an impermeable solution applied to external brickwork. The property remains insured and the current owner has all the documentation of works carried out to pass onto the new buyer.

## 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 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 then take the next left onto Rothbury Avenue. Take the first right onto Cranborne Close and the property can be found straight ahead.





| 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                     |         |           |
| England & Wales 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 |         |           |
| 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.