



**Trowell Grove**  
**Trowell, Nottingham NG9 3QH**

**£210,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS RECENTLY RENOVATED BOX BAY FRONDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby, box bay fronted lounge, kitchen and three piece bathroom suite, and a garden room. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from combination boiler, predominant uPVC double glazing, front and generous rear gardens, with off-street parking, garage and access to the rear from Pit Lane.

The property sits favourably within this popular and established village location within easy reach of good nearby amenities and junior schooling whilst also providing easy access to the shops and services within the nearby towns of Stapleford, Beeston and Ilkeston.

There is also easy access to good road networks and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy, young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

3'11" x 3'7" (1.20 x 1.10)

uPVC panel and double glazed front entrance door, laminate flooring, staircase rising to the first floor. Door to lounge.

## LOUNGE

13'4" x 12'0" (4.07 x 3.67)

Walk-in double glazed box bay window to the front (with fitted blinds), radiator, media points, matching to the hallway laminate flooring. Door to kitchen.

## KITCHEN

12'0" x 10'5" (3.68 x 3.20)

Equipped with a matching range of re-fitted base and wall storage cupboards with butchers block-style square edge work surfaces incorporating five ring counter level Beko gas hob with a curved extractor fan over, integrated eye level oven and grill, boiler cupboard housing the Baxi gas fired combination boiler (for central heating and hot water purposes), inset counter level single sink and draining board with central mixer tap, decorative tiled splashbacks, integrated Beko washing machine, windows to the side and rear, panel and glazed door to the garden room, radiator, meter box cupboard and useful understairs storage pantry with shelving and housing of the gas meter.

## BATHROOM

10'10" x 4'3" (3.31 x 1.30)

Three piece suite comprising shaped bath with glass shower screen, central mixer tap and dual attachment mains shower over, hidden cistern push flush W.C. and wash hand basin with mixer tap and storage cupboards beneath, uPVC double glazed window to the rear, contrasting but fully tiled walls, tiled floor and vertical radiator.

## GARDEN ROOM

12'2" x 6'6" (3.71 x 2.00)

uPVC constructed panel exit door to garden and mains lighting point and power sockets.

## FIRST FLOOR LANDING

Doors to all three bedrooms. Double glazed window to the side. Laminate floor and loft access point.

## BEDROOM ONE

15'3" x 11'2" (4.67 x 3.42)

Two uPVC double glazed windows to the front (both with fitted blinds), two radiators, laminate flooring, useful overstairs storage space.

## BEDROOM TWO

11'5" x 7'9" (3.48 x 2.38)

Double glazed window to the rear overlooking the rear garden and beyond to Pit Lane fields, laminate flooring and radiator.

## BEDROOM THREE

7'6" x 7'1" (2.31 x 2.17)

uPVC panel and double glazed window to the rear overlooking the rear garden and beyond to Pit Lane fields, laminate flooring and radiator.

## OUTSIDE

To the front of the property there is an enclosed front garden which is predominantly lawned with pedestrian gate and pathway providing access to the front entrance door with pedestrian access leading down the left hand side into the rear garden.

## REAR GARDEN

Well proportioned and enclosed by timber fencing to one side and hedgerows to the boundary line to the other. The garden itself is predominantly lawned with pathway and gated access leading to the rear parking area and garage.

## PARKING & GARAGE

Accessed via Pit Lane there is off-street parking to the rear and access to the garage.

## DETACHED GARAGE

With pitched roof and up and over door to the front.

## 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. Look for and take an eventual right hand turn prior to the garden centre onto Trowell Grove. The property can then be found on the right hand side identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

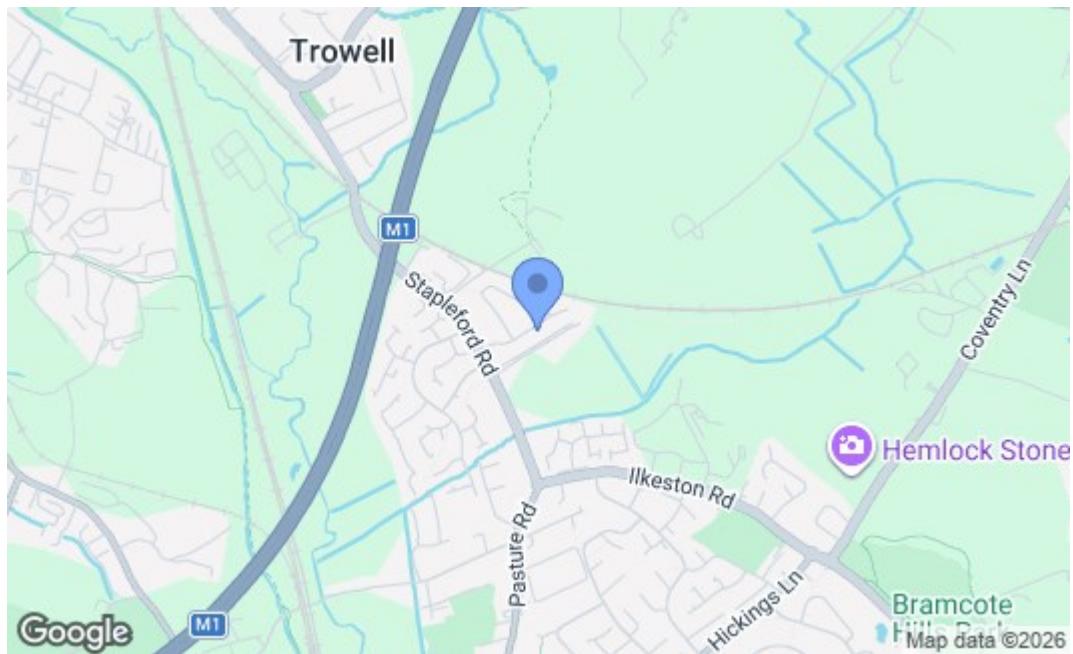




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are not exact and no guarantee can be given as to their operability or efficiency can be given.  
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