



**St. Helens Crescent
Trowell, Nottingham NG9 3PZ**

**A TRADITIONAL & EXTENDED BAY
FRONTED THREE BEDROOM SEMI
DETACHED HOUSE.**

Offers Over £300,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED TO THE GROUND FLOOR CORNER POSITION BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND DESIRABLE VILLAGE LOCATION.

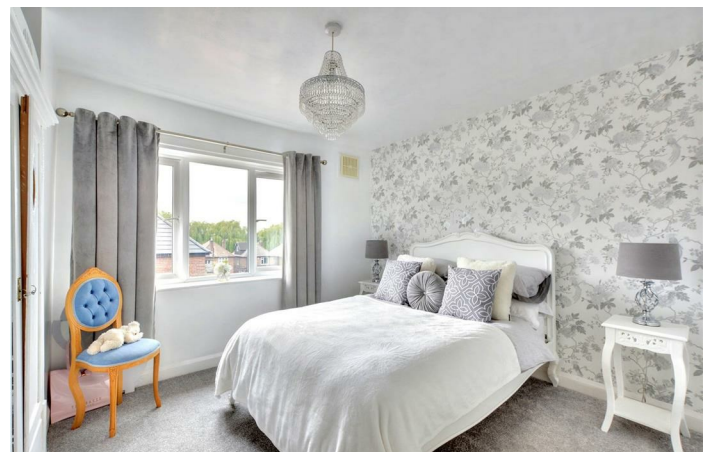
With accommodation over two floors, the ground floor comprises entrance porch, inner hallway, ground floor WC, bay fronted living room, full width kitchen and dining area. The first floor landing provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached double garage, as well as an overall spacious corner plot.

The property is located in this desirable village location within close proximity of nearby amenities, including the local village school, the Festival Inn public house, good bus services to Nottingham city centre, as well as shopping facilities in the neighbouring towns of Ilkeston, Stapleford and Beeston.

There is also easy access to ample outdoor space and countryside and the property will make an ideal first time buy or family home.

We would highly encourage an internal viewing.



ENTRANCE PORCH

6'7" x 2'5" (2.01 x 0.75)

Central composite and double glazed front entrance door set within a decorative brick archway with tiled flooring and further panel and stained glass inner entrance door leading through to the hallway.

ENTRANCE HALL

12'9" x 6'7" (3.91 x 2.01)

Staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, meter cupboard box, radiator, decorative tiled flooring. Doors to the kitchen, living room and WC.

GROUND FLOOR WC

5'9" x 3'0" (1.76 x 0.92)

Modern white two piece suite comprising hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinet beneath. Decorative tiling to the walls and the floor, double glazed window to the side.

LIVING ROOM

16'6" x 13'1" (5.04 x 4.00)

Double glazed bay window to the front (with fitted shutters), radiator, media points, coving, feature surround incorporating a coal effect fire.

DINING KITCHEN

20'7" x 13'1" reducing to 12'9" (6.29 x 3.99 reducing to 3.90)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble-style square edge work surfacing, incorporating Belfast sink unit with central mixer tap and decorative tiled splashbacks, matching central island unit with further storage cupboards, in-built fridge/freezer and oven, as well as an induction hob in the central island unit. Double glazed windows to the side and rear (with fitted roller blinds), in-built washing machine, vertical radiator, feature composite with diamond-shaped double glazed window to the side, tiled flooring. Opening through to the dining area.

DINING AREA

12'10" x 9'5" (3.93 x 2.88)

Decorative exposed brickwork to one side, double glazed windows to side and rear, double glazed French doors opening out to the rear garden, continuation of the tiled floor (matching the kitchen).

FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, loft access point, useful storage closet. Doors to all bedrooms and shower room.

BEDROOM ONE

14'4" x 10'9" (4.37 x 3.30)

Decorative panel effect wallpaper to one wall, double glazed window to the front, radiator, range of full width mirror fronted sliding door wardrobes with shelving and hanging space.

BEDROOM TWO

11'10" x 11'3" (3.63 x 3.44)

Double glazed window to the rear, radiator.

BEDROOM THREE

6'9" x 6'1" (2.06 x 1.86)

Double glazed window to the front, radiator.

SHOWER ROOM

7'7" x 5'8" (2.33 x 1.73)

Incorporating a modern three piece suite comprising full width tiled shower cubicle with dual attachment mains shower and decorative glass screen, hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Contrasting tiling to the walls, chrome ladder towel radiator, double glazed window to the rear, boiler cupboard housing the 'Worcester' gas fired combination boiler for central heating and hot water purposes.

OUTSIDE

The property is situated on a generous overall corner plot with gardens to the front, side and rear. The front garden incorporates a dwarf brick wall to the boundary line with central pathway providing access to the front entrance door. The garden then opens out to the left incorporating a side garden lawn with brick wall to the boundary line, flowerbeds and borders housing a variety of bushes and shrubbery. There is then a porcelain slab pathway which provides access to the side entrance door into the kitchen. The garden to the rear continues with a shaped lawn and planted borders housing a variety of bushes and shrubbery. There is a pathway which provides access to the rear driveway.

REAR DRIVEWAY

Off-street parking access from the side, in turn leading to the double garage.

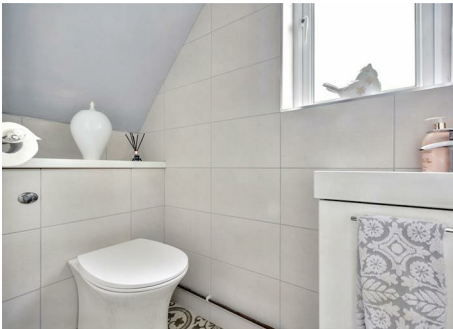
DETACHED DOUBLE GARAGE

Twin doors to the front, pitched roof, 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, 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. Passing the entrance to the garden centre, proceed in the direction of Trowell village and Cossall. At the "T" junction adjacent to St Helen's Church, turn left onto Ilkeston Road and take the first right onto St Helen's Crescent. The property can 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		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
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.