



**Colonsay Close
Trowell Park, Trowell NG9 3RD**

A WESTERMAN HOMES CONSTRUCTED
LATE 1980'S THREE BEDROOM DETACHED
FAMILY HOUSE.

Offers Over £250,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS WESTERMAN HOMES CONSTRUCTED LATE 1980'S THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR CUL DE SAC LOCATION WITHIN THE "TROWELL PARK" ESTATE.

This relatively modern build property is in need of general modernisation and cosmetic improvement throughout.

Accommodation is split over two floors, the ground floor comprising side entrance hallway, useful ground floor WC, box bay fronted living room to the front, open plan dining kitchen and conservatory to the rear. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, EV charging point, off-street parking leading down the right hand side of the property through secure double gates to a detached garage and enclosed rear garden.

The property is located in this quiet residential cul de sac location within the "Trowell Park" estate which offers easy reach to excellent amenities in the nearby towns of Stapleford and Ilkeston. There is also easy access for popular schooling for all ages and transport links including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.



ENTRANCE HALL

Double glazed side entrance door, coving, staircase rising to the first floor, doors to living room, dining kitchen and cloaks/WC.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Wall mounted 'Worcester' boiler with 'Hive' remote control system (for central heating and hot water), double glazed window to the side, radiator, tiled floor, coving.

LIVING ROOM

18'0" x 11'1" (5.51 x 3.38)

Flame effect gas fire with surround, double panel radiator, double glazed window to the side, double glazed box bay window to the front, media points.

OPEN PLAN DINING KITCHEN

13'11" x 10'4" (4.25 x 3.15)

Incorporating a modern and contemporary fitted range of hi-gloss fronted wall, base and drawer units, with contrasting roll edge work surfacing and inset ceramic single bowl sink unit with mixer tap and draining board. Built-in electric double oven and electric induction hob, integrated dishwasher, space for dining table and chairs, radiator, double glazed window to the rear, double glazed French doors leading into the conservatory, useful understairs storage cupboard with power.

CONSERVATORY

13'1" x 11'7" (4.00 x 3.55)

uPVC double glazed sat on a brick dwarf wall, radiator, French doors opening out to the rear garden, pitched roof with ceiling fan.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Double glazed window (with fitted blind), decorative wood spindle balustrade, loft access point.

BEDROOM ONE

13'7" x 10'4" (4.16 x 3.16)

Fitted wardrobes to one wall with sliding doors, hanging

space, shelving and drawers, radiator, double glazed window to the rear, coving, spotlights, overstairs airing cupboard.

BEDROOM TWO

11'2" x 9'8" (3.42 x 2.97)

Radiator, double glazed window to the front (with fitted blinds), coving.

BEDROOM THREE

8'0" x 6'11" (2.44 x 2.12)

Radiator, double glazed window to the front, coving.

SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin with mixer tap, push flush WC, generous shower cubicle with feature shower system and multi-jets. Tiling to the walls, radiator, double glazed window to the rear, chrome ladder towel radiator, spotlights, extractor fan.

OUTSIDE

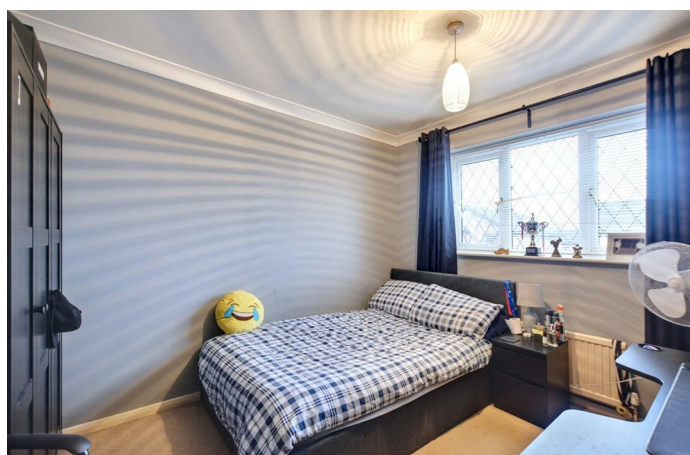
To the front of the property, the garden is mainly laid to lawn with a driveway/car standing for several vehicles leading down the right hand side through pedestrian double gates towards the detached brick built garage. There is an open access into the rear garden. The rear garden is enclosed and of a generous proportion laid mainly to lawn with feature decked entertaining space with pagoda incorporating an outside water tap and lighting point.

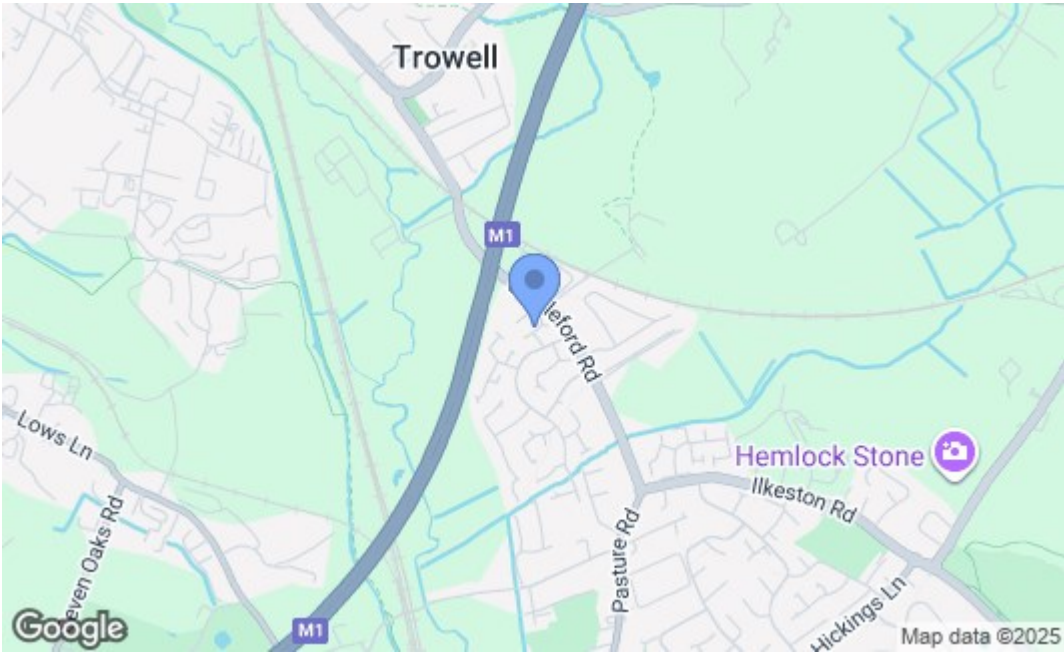
DETACHED BRICK BUILT GARAGE

Electrically operated up and over remote controlled door, lighting, power, water and drainage, also suitable for a washing machine.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Follow the bend in the road to the left onto Pasture Road and continue to the mini traffic island and head towards Trowell. Take the second left hand turn onto Trowell Park Drive and then first right onto Colonsay Close. Follow the road and slightly veer to the right and the property can be 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.