



**Trowell Road  
Stapleford, Nottingham NG9 8HB**

**£385,000 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM DETACHED HOUSE WITH GENEROUS FRONTAGE PARKING & GARDENS TO THE REAR WITH THE ADDED BENEFIT OF A DETACHED PITCHED ROOF DOUBLE GARAGE WITH ANNEX, REAR CARPORT & SECOND GARAGE SITUATED AT THE FOOT OF THE PLOT. HISTORIC PLANNING PERMISSION PASSED FOR A TWO STOREY & SINGLE STOREY REAR EXTENSION.





ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS UNIQUE AND INDIVIDUAL TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM DETACHED HOUSE SET BACK FROM THE ROAD OFFERING AMPLE PARKING TO THE FRONT, SIDE AND REAR. LARGER THAN EXPECTED GARDEN SPACE INCORPORATING A DETACHED TWO STOREY PITCHED ROOF GARAGE WITH ANNEX INCORPORATING A KITCHENETTE, SHOWER ROOM, RECEPTION ROOM AND FIRST FLOOR POTENTIAL BEDROOM SPACE.

To the rear of this detached pitched roof garage there is also adjoining carport leading to a secondary detached garage located at the foot of the plot. Total plot size sits in the region of approximately a quarter of an acre.

The property offers an ideal opportunity for someone looking to utilize the space within the first of the two garages with official change of use to a potential annex opportunity for a dependent relative, teenager.

There is also ample space for those looking to park several cars/vehicles, including that of caravans or works vehicles, whilst none of which affects the overall garden space or affecting its potential use for a large or growing family.

The property itself also boasts accommodation over two floors, the ground floor comprising entrance porch leading through to an entrance hallway, ground floor WC, bay fronted living room, generous full width dining room and kitchen. The first floor landing then provides access to three bedrooms and the family bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing and ample off-street parking both to the front, through the side and to the rear.

Located towards the foot of the plot and within the double garage space there is a side entrance leading through to a kitchenette, ground floor shower room, rear reception room or games room and a first floor potential bedroom space which will need relevant permissions and approvals via the Local Council.

The property is located on the border of Stapleford and Trowell, set back from the road, lying adjacent to open fields, whilst also providing easy access to excellent nearby amenities in Stapleford town centre, as well as Beeston and Ilkeston. For those needing to commute, there is also easy access to good road networks nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to both Beeston and Ilkeston train stations, and those looking for local schooling, this can be found both within Stapleford with a varied selection of age groups and schooling choices, as well as the local village school in Trowell.

The property sits within walking distance of nearby open space along Pit Lane which then links into Bramcote Hills woods, as well as the nearby Erewash Canal footpath.

We believe the property is open to a variety of different buying types and also comes with historic past planning permission in 2019 for a two storey and single storey rear extension.

To view information on the previous planning permission, including drawings and information, this can be done via the Broxtowe Borough Council Planning Portal website using the Reference Number 19/00165/FUL.

We highly recommend a viewing to fully appreciate the property and garden space.





#### Storm Porch

Feature tiling to the floor, ceiling light point, electrical point, UPVC double glazed leaded entrance door leading into the entrance hallway.

#### Entrance Hallway

13'5 x 5'9 approx (4.09m x 1.75m approx)

UPVC double glazed leaded door to the front elevation with fixed leaded panels either side and above, carpeted staircase leading to the first floor landing, ceiling light point, wall mounted radiator, ceiling rose, alarm control panel, wooden flooring, useful understairs storage cupboard, panelled doors leading off to:

#### Ground Floor Cloakroom

2'5 x 5'10 approx (0.74m x 1.78m approx)

UPVC double glazed window to the side elevation, low level flush WC, vanity wash hand basin with tiled splashbacks, built-in storage cabinet housing electric consumer unit, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, wooden flooring.

#### Living Room

12'1 x 13'10 approx (3.68m x 4.22m approx)

UPVC double glazed leaded bay window to the front elevation, wall mounted double radiator, carpeted flooring, ceiling light point, wall light points, ceiling rose, feature open fireplace with flagstone hearth and brick surround, internal French doors leading through to the open dining room, glazed door leading back through to the inner entrance hallway.

#### Open Plan Dining Room

11'7 x 18'4 approx (3.53m x 5.59m approx)

This spacious seating dining area benefits from having UPVC double glazed picture window to the side elevation, wooden flooring, internal French doors leading through to the living room, wall mounted double radiator, recessed spotlights to the ceiling, wall light points, internal glazed French doors leading through to the extended kitchen.

#### Extended Kitchen

11'11 x 14'03 approx (3.63m x 4.34m approx)

This modern extended kitchen benefits from having a range of matching base units with laminate worksurfaces above, stainless steel sink with mixer tap over, integrated dishwasher, integrated oven with four ring ceramic hob over and stainless steel extractor hood above, space and point for a freestanding fridge freezer, space and plumbing for washing machine, tiled splashbacks, recessed spotlights to the ceiling, breakfast bar with wall mounted radiator below offering further seating and additional storage, laminate floor covering, UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors providing access to the enclosed rear garden.

#### First Floor Landing

5'09 x 8'09 approx (1.75m x 2.67m approx)

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch with wooden pull-down loft ladder, drop down light cable, half boarded, insulate, Velux window, panelled doors leading off to:

#### Loft

Pull down ladders providing access to part boarded out loft space offering further storage, drop down light cable, Velux window.

#### Bedroom One

13'09 x 11'09 approx (4.19m x 3.58m approx)

UPVC double glazed leaded bay window to the front elevation, wall mounted radiator, ceiling light point.

#### Bedroom Two

11'10 x 11'02 approx (3.61m x 3.40m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

#### Bedroom Three

7' x 5'08 approx (2.13m x 1.73m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, master telephone connection point.

#### Family Bathroom

7'05 x 6'07 approx (2.26m x 2.01m approx)

Modern three piece suite comprising P-shaped panelled bath with electric Mira shower over, low level flush WC, vanity wash hand basin with storage cupboard below, illuminated, heated mirror with storage cabinet above with shaver point, chrome heated towel rail, UPVC double glazed windows to the side and rear elevations, recessed spotlights to the ceiling, wall mounted radiator, vinyl floor covering, extractor unit, additional built-in storage cupboard offering further storage space.

#### Outside

Power, lighting and an external tap.

#### Front of Property

To the front of the property there is a large paved driveway providing ample off the road vehicle hardstanding, walls to the front boundaries with hedges to the borders, additional slate

garden area offering further vehicle hardstanding subject to the buyers needs and requirements with additional secure driveway to the side elevation leading to further driveway space to the rear of the property, access into the storm porch to the front elevation.

#### Rear of Property

To the rear of the property there is a spacious driveway providing further vehicle hardstanding or patio area depending on the buyers needs and requirements, external lighting, external power points, garden laid to lawn, hedges and fencing to the boundaries, large freestanding brick built double garage with summerhouse / games room, to the rear there is a further driveway, garden laid to lawn with additional patio area, raised flowerbeds, allotment area, ornamental pond, mature shrubs and trees to the borders.

#### Garage

21'8 x 16'8 approx (6.60m x 5.08m approx)

Double electric up and over door to the front elevation, UPVC double glazed window to the side elevation, light and power with rear access door to the lobby.

#### Lobby/Kitchenette

16'9 x 7'11 approx (5.11m x 2.41m approx)

UPVC double glazed leaded door to the side elevation, ceiling light point, tiling to the floor, stainless steel sink with mixer tap over, space and plumbing for washing machine, a range of matching wall and base units with laminate worksurface above, staircase leading to the first floor landing, electric storage heater, built-in storage cupboard with shelving housing the immersion heater, panelled doors leading off to:

#### Shower Room

7'6 x 2'6 approx (2.29m x 0.76m approx)

Walk-in shower enclosure with electric Triton shower above, vanity wash hand basin, low level flush WC, heated towel rail, UPVC double glazed window to the rear elevation, wall mounted Dimplex heater, Xpelair extractor fan, recessed spotlights to the ceiling, tiling to the floor.

#### Games Room

12' x 15'2 approx (3.66m x 4.62m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the patio area and rear garden, wooden flooring, recessed spotlights to the ceiling, TV point, electric storage heater with decorative fireplace incorporating wooden surround and marble hearth.

#### First Floor Landing

Access to the eaves for additional storage, recessed spotlights to the ceiling, door leading through to the bedroom.

#### Office

13'4 x 14'7 approx (4.06m x 4.45m approx)

Velux roof lights to the side elevation, laminate flooring, recessed spotlights to the ceiling, access to the eaves for further storage, storage space to either side of the staircase, power, lighting, TV point, spotlights, electric storage heater.

#### Carport

18'1 x 15'08 approx (5.51m x 4.78m approx)

Ceiling light point, light and power, space for doors opening to the rear garden, access to second garage.

#### Side Store

Providing further storage space.

#### Second Garage

21'7 x 13'08 approx (6.58m x 4.17m approx)

Up and over door to the front elevation, UPVC double glazed access door to the side elevation, UPVC double glazed windows to the side elevation, light and power, additional storage cupboard, rear workbench with sink.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Broxtowe

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: Yes

Flood Defences: No

Non-Standard Construction: No

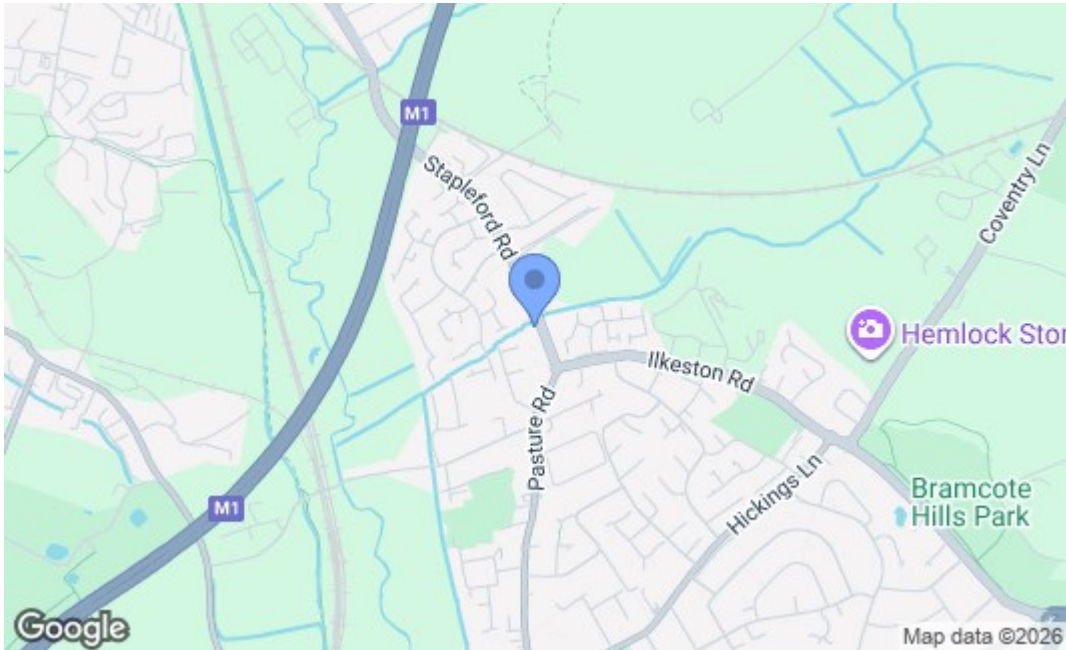
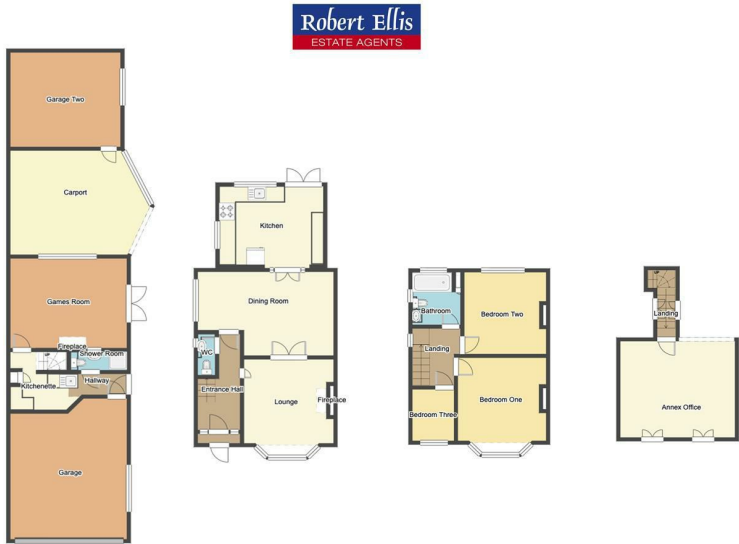
Any Legal Restrictions: No

Other Material Issues: No

#### Agents Note

The property suffered an insurance claim through storm Babet in October 2023.





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.