



Barleydale Drive  
Trowell, Nottingham NG9 3QS

**£250,000 Freehold**

A RELATIVELY MODERN LATE 1980'S TWO  
BEDROOM DETACHED BUNGALOW  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS RELATIVELY MODERN WESTERMAN HOMES CONSTRUCTED LATE 1980'S TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION, KNOWN LOCALLY AS "TROWELL PARK".

With accommodation on one floor comprising entrance lobby with useful storage closet, generous lounge/diner, modern re-fitted kitchen, inner lobby, two bedrooms and modern three piece shower room.

The property also benefits from gas fired central heating from recently installed combination boiler, double glazing, off-street parking leading down the side of the property to a detached garage with power and lighting, and an enclosed rear garden.

The property is located within this popular estate which offers easy access to nearby shops, services and amenities in the neighbouring towns of Stapleford and Ilkeston. There is also easy access to good transport links including tram services, motorway junctions and train stations.

We believe the property will make an ideal downsize or retirement property being on a relatively level plot. We highly recommend an internal viewing.



### ENTRANCE LOBBY

4'10" x 3'6" (1.48 x 1.08)

uPVC panel and stained glass front entrance door, radiator, useful storage closet with shelving and hanging space. Internal door to the lounge/diner.

### LOUNGE/DINER

19'3" x 10'9" (5.89 x 3.28)

Walk-in double glazed box bay window to the front (with fitted blinds), radiator, media points, coving, space for table and chairs, Adam-style fire surround with marble insert and hearth housing a coal effect fire. Doors to inner lobby and kitchen.

### KITCHEN

12'5" x 8'5" (3.80 x 2.59)

Recently installed comprising modern matching range of base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap, fitted four ring induction hob with extractor over, as well as an in-built 'Beko' electric oven. Integrated dishwasher, plumbing for washing machine, space for full height fridge/freezer, laminate flooring, double glazed window to the side, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, uPVC panel and double glazed exit door.

### INNER LOBBY

5'6" x 2'9" (1.69 x 0.85)

Loft access point via pull-down loft ladders to a partially boarded, lit and insulated loft space. Doors to both bedrooms and shower room.

### BEDROOM ONE

12'0" x 9'11" (3.68 x 3.04)

Double glazed window to the rear (with fitted blinds), radiator, coving, range of fitted wardrobes and overhead storage cupboards to one wall.

### BEDROOM TWO

8'10" x 8'2" (2.71 x 2.51)

Double glazed window to the rear, radiator, coving, range of matching fitted wardrobes and overhead storage cupboards.

### SHOWER ROOM

6'3" x 5'5" (1.92 x 1.67)

Recently replaced modern three piece suite comprising enclosed shower cubicle with glass screen and opening glass

door with dual attachment mains shower, hidden cistern push flush WC, attached matching wash hand basin with mixer tap and storage cabinets beneath. Decorative low maintenance boarding to the walls and ceiling, parquet style vinyl flooring, double glazed window to the side, extractor fan, chrome ladder towel radiator, wall mounted LED lit bathroom mirror.

### OUTSIDE

To the front of the property there is a low maintenance front garden with decorative gravel stone and planted flowerbeds housing a variety of bushes and shrubbery. A tarmac driveway then leads down the right hand side of the property through double pedestrian wrought iron gates providing off-street parking and secure access to the rear garden. There is a front block paved pathway which then provides access to the front entrance door with an adjacent outside lighting point. The driveway then continues through the gates to the right hand side providing further parking and in turn leads to the detached brick built garage, with a further wrought iron pedestrian gate giving access to the rear garden.

### TO THE REAR

The rear garden is enclosed and designed for straightforward maintenance being predominantly paved, making an ideal seating/entertaining space, with a further decked area to the bottom left corner of the plot. There are decorative stone chippings, as well as planted flowerbed housing a variety of bushes and shrubbery. Within the garden there is external power and lighting down the driveway, with a personal access door into the side of the garage.

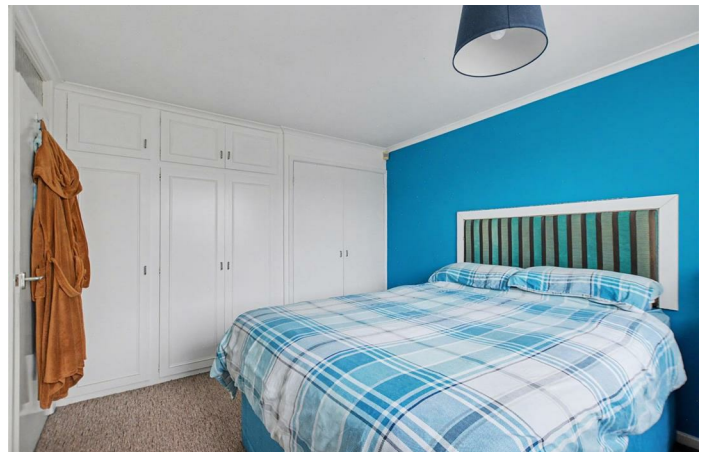
### DETACHED BRICK BUILT GARAGE

16'4" x 8'2" (5.00 x 2.51)

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

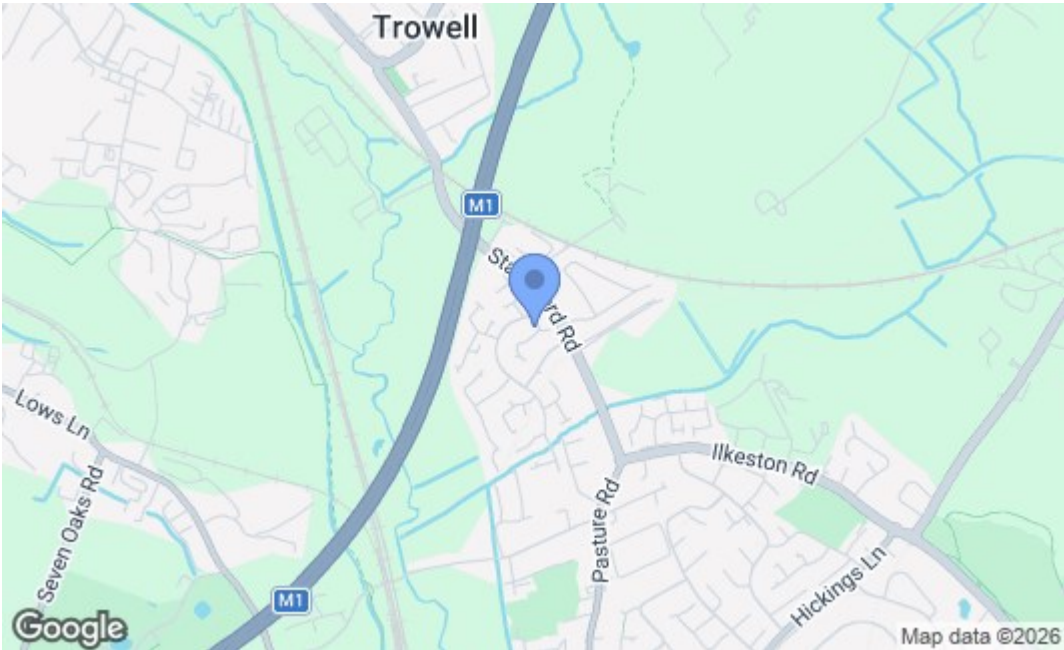
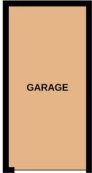
### DIRECTIONS

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, 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 the second left hand turn onto Trowell Park Drive. Take the first left onto Barleydale Drive and the property can be found on the right hand side, identified by our For Sale board.





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 84        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 66      |           |
| (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.