



Trowell Grove
Trowell, Nottingham NG9 3QJ

£200,000 Freehold

A TRADITIONAL BAY FRONTED TWO
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND DESIRABLE VILLAGE LOCATION.

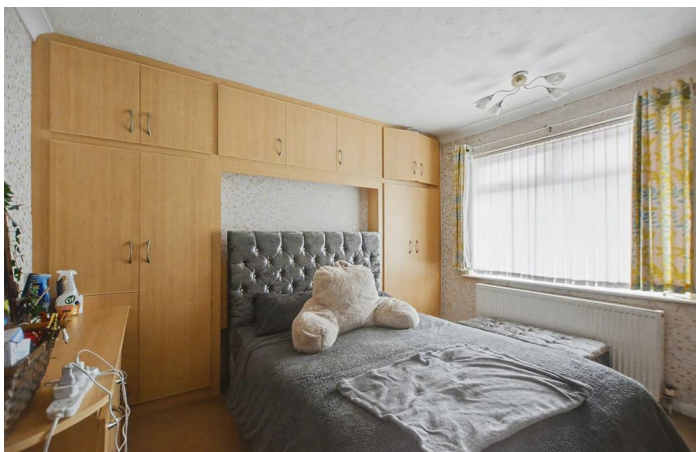
With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room and full width dining kitchen. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, double tarmac driveway to the front and a generous enclosed rear garden.

The property is located in this desirable village location which offers easy access to nearby town centres of Stapleford and Ilkeston, which offer a vast array of shops, services and amenities.

There is also easy access to the nearby Trowell village school, as well as secondary schools in Stapleford, Bramcote and Sandiacre, as well as good access to transport links 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 a bus stop at the end of Trowell Grove and access to Pit Lane Recreation Ground, football field and walks along the nearby Erewash Canal.

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



ENTRANCE HALL

3'8" x 2'7" (1.13 x 0.80)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor. Door to living room.

LIVING ROOM

13'4" x 11'1" (4.08 x 3.38)

Double glazed bay window to the front (with fitted blinds), radiator, media points, coving, Georgian-style panel and glazed door leading through to the breakfast kitchen.

KITCHEN

15'3" x 10'10" (4.67 x 3.31)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring gas hob with extractor fan over and oven beneath, integrated dishwasher, space for full height fridge/freezer, as well as free standing plumbing space for the washing machine, double glazed French doors open out to the rear garden patio with double glazed windows to either side (all with fitted blinds), ample space for dining table and chairs, tiled flooring, vertical radiator, spotlights, wall mounted electrical consumer unit, useful storage pantry with tiled shelf housing the gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

11'5" x 10'8" (3.49 x 3.27)

Double glazed window to the front (with fitted blinds), radiator, coving, TV point, a range of bedroom furniture including fitted wardrobes, drawers and dresser unit with display corner shelving, useful storage cupboard also with a double glazed window to the front (houses in the area have used this space to create an en-suite to the front bedroom subject to the relevant permissions and approvals).

BEDROOM TWO

11'4" x 7'8" (3.47 x 2.35)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

BATHROOM

7'7" x 7'2" (2.33 x 2.19)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap and dual attachment mains shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, double glazed window to the rear, extractor fan, spotlights, chrome ladder towel radiator.

OUTSIDE

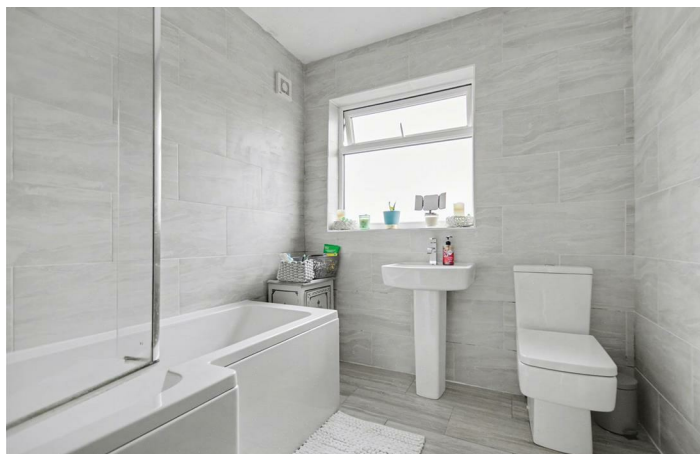
To the front of the property, there is a lowered kerb entry point to a double width tarmac driveway providing off-street parking for two cars side-by-side, access to the front entrance door, pedestrian access leading down the side of the house which then goes to the rear garden.

TO THE REAR

The rear garden sits on a generous enclosed garden plot (ideal for families and pets alike) benefitting from a good sized entertaining patio area accessed directly from the French doors from the kitchen. The patio then leads onto a generous lawn fully enclosed by timber fencing with concrete posts and gravel boards. Situated to the top right corner of the plot, there is a 2025 constructed timber garden shed. Within the garden, there is an external water tap, double electric socket, lighting point (not connected) and pedestrian access leading back to the front of the house.

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 a right hand turn onto Trowell Grove just after passing the entrance to Pit Lane. The property can then be found on the left hand side after passing the turning for Wortley Avenue.

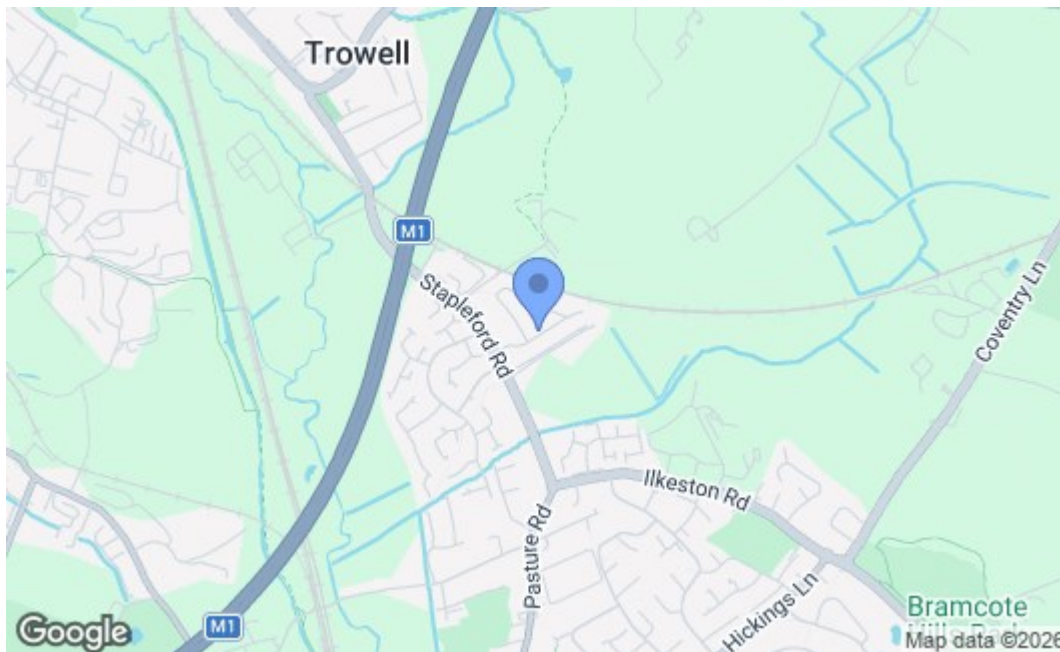
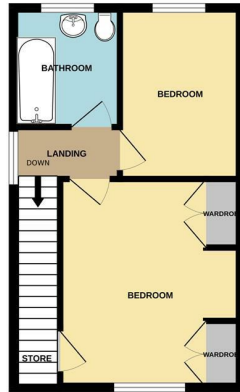
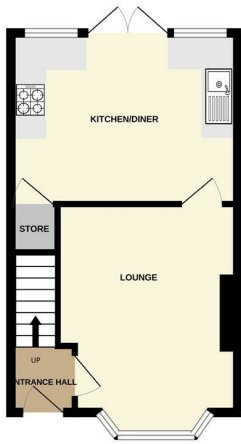




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) 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.