



Smithfield Avenue
Trowell, Nottingham NG9 3PD

£259,995 Freehold

A TRADITIONAL BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS RESIDENTIAL NO-THROUGH ROAD CUL DE SAC.

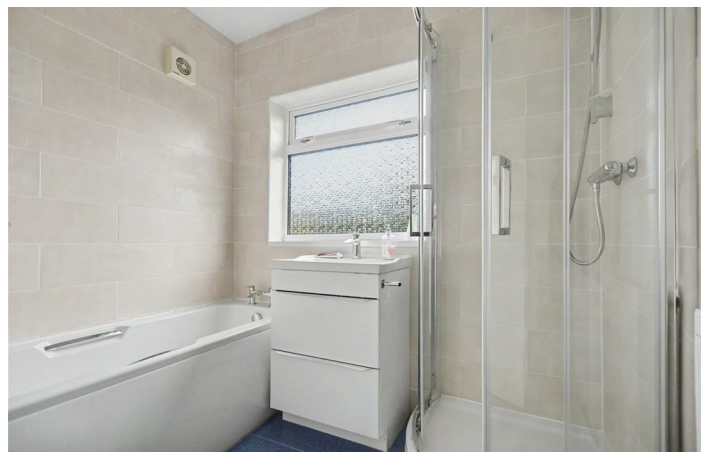
With accommodation over two floors, the ground floor comprises entrance hallway leading through to an open plan lounge and dining room with kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating, double glazing, off-street parking, front and rear gardens, as well as a detached garage situated to the rear.

The property is located in this desirable Nottinghamshire village which offers a popular local school, Morrisons Convenience Store, highly regarded public house and Post Office.

There is also easy access to the neighbouring towns of Stapleford, Beeston and Ilkeston which offer a wide variety of shopping facilities, as well as great 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 young family home and highly recommend an internal viewing.



ENTRANCE HALL

11'10" x 7'5" (3.61 x 2.27)

uPVC panel and double glazed front entrance door, two useful storage cabinets, double glazed window to the side, radiator, staircase rising to the first floor. Doors leading to the lounge and kitchen.

LOUNGE

13'3" x 10'10" (4.04 x 3.32)

Double glazed bay window to the front (with fitted blinds), radiator, media points, coving.

DINING ROOM

8'8" x 11'10" (2.65 x 3.63)

Sliding double glazed patio doors opening out to the rear garden, radiator, media points, coving, opening through to the lounge.

KITCHEN

12'0" x 7'5" (3.66 x 2.27)

The kitchen comprises a matching range of fitted handle-less base and wall storage cupboards and drawers, with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, fitted single sink and draining board with central mixer tap, integrates washing machine, slimline dishwasher, full height fridge/freezer, double glazed window to the rear, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), spotlights, uPVC panel and double glazed exit door leading onto the driveway.

FIRST FLOOR LANDING

Double glazed window to the side, coving, doors to all bedrooms and bathroom. Loft access point.

BEDROOM ONE

13'5" x 9'10" (4.09 x 3.01)

Double glazed bay window to the front (with fitted blinds), radiator, coving, range of bedroom furniture including full width wardrobes to one wall with matching overhead storage cupboards and under-bay storage drawers.

BEDROOM TWO

12'4" x 12'0" (3.77 x 3.66)

Double glazed window to the rear, radiator, media points.

BEDROOM THREE

7'5" x 6'9" (2.27 x 2.06)

Double glazed window to the front, radiator, useful storage closet.

BATHROOM

7'3" x 5'8" (2.23 x 1.73)

Three piece suite comprising panel bath with mixer tap, wash hand basin with mixer tap and storage drawers beneath, tiled and enclosed corner shower cubicle with sliding glass screen and mains shower. Tiling to the walls, double glazed window to the rear, extractor fan, spotlights, radiator.

OUTSIDE

To the front of the property, there is a lowered kerb entry point leading to a driveway which provides access down the left hand side of the property, ample off-street parking leading to the garage and rear garden. The front garden is lawned with well-stocked borders, rockery housing a wide variety of bushes and shrubbery. A pathway then provides access to the front entrance door.

TO THE REAR

The rear garden is of a good overall size offering an initial patio seating area with shaped pathway providing access to the foot of the plot. The garden is then predominantly lawned with well-stocked beds and borders housing a wide variety of bushes and shrubbery.

DETACHED GARAGE

Double doors to the front with a pitched roof.

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 Trowell. Continue to the "T" junction at St Helen's Church and turn right onto Nottingham Road and take a right hand turn onto Smithfield Avenue. The property can be found towards the end of the cul de sac on the left hand side, identified by our For Sale board.

AGENTS NOTE

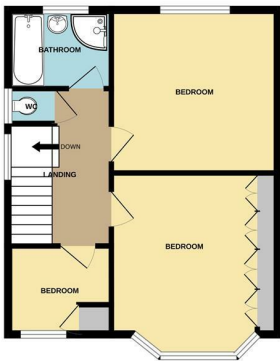
Some of the internal images have virtual staging to give an impression of how to furnish the property.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.