



Ilkeston Road
Trowell, Nottingham NG9 3PY

AN EXTENDED THREE BEDROOM
DETACHED HOUSE.

Offers Invited £375,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR VILLAGE LOCATION.

With extended accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, bay fronted living room, sitting area, fantastic open plan breakfast kitchen and utility room. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, air con on both floors, ample off-street parking and a generous south-west garden space to the rear.

The property is situated in this popular village which benefits from its own primary school, local Post Office, whilst also being conveniently located close to shopping amenities in the nearby towns of Stapleford, Ilkeston and Beeston.

There is also easy access to nearby road networks such as the A52, M1, as well as the nearby Ilkeston train station.

The property is in a ready to move into condition and we believe would make an ideal family home and highly recommend an internal viewing.



ENTRANCE HALL

15'4" x 5'10" (4.68 x 1.80)

Feature composite front entrance door, with central diamond shaped glazed panel with double glazed windows surrounding the door set within a decorative archway, staircase rising to the first floor with decorative spindle balustrade, radiator, laminate flooring. Doors to front room, sitting room, utility room and WC.

GROUND FLOOR WC

Two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the side, radiator, mirror fronted bathroom cabinet, matching to the hallway laminate flooring.

LIVING ROOM

13'1" x 10'9" (4.00 x 3.30)

Double glazed bay window to the front (with fitted blinds), two vertical radiators either side of the exposed brick central chimney breast, media points, inset log burning stove.

SITTING AREA

12'1" x 10'9" (3.70 x 3.30)

Spotlights, carpeted floor, doorway back to the hallway, opening through to the family breakfast dining kitchen. Boiler controlled underfloor heating with independent thermostat.

OPEN PLAN BREAKFAST DINING KITCHEN

20'8" x 16'4" (6.30 x 5.0)

Equipped either side with a matching range of fitted base and wall storage cupboards with solid quartz work surfaces with inset sink unit, draining board and central mixer tap. Glass fronted crockery cupboards, integrated fridge, freezer and dishwasher, in-built eye level triple ovens with the central oven doubling up as a microwave with warming drawer, central breakfast bar unit with contrasting white storage cabinets with fitted five ring gas burner and overhanging breakfast bar space, tiled floor, wall mounted hot/cold air conditioning unit, ample space for dining table and chairs, spotlights, feature vaulted glass ceiling, double glazed window to the side (with fitted blinds), fully width bi-fold doors (with inset blinds) opening out to the rear garden. Opening through to the sitting room. Boiler controlled underfloor heating with independent thermostat.

UTILITY ROOM

8'2" x 5'10" (2.50 x 1.80)

Plumbing and space for washing machine and tumble dryer, with roll top work surface space above, double glazed window to the side, uPVC panel and double glazed exit door to outside, wall mounted electrical consumer box, tiled floor, spotlights, coat pegs and fixed shelving. Door to breakfast dining kitchen.

FIRST FLOOR LANDING

Decorative open spindle balustrade, double glazed window to the side. Doors to all bedrooms and bathroom.

BEDROOM ONE

13'1" x 10'9" (4.00 x 3.30)

Double glazed bay window to the front (with fitted blinds), radiator, wardrobes included. Loft access point to a partially boarded and insulated loft space via pulldown wooden loft ladders.

BEDROOM TWO

12'1" x 10'9" (3.70 x 3.30)

Double glazed window to the rear (overlooking the rear garden), radiator, hot/cold air conditioning unit, wardrobes included.

BEDROOM THREE

7'6" x 7'2" (2.30 x 2.20)

Double glazed window to the front, laminate flooring, radiator, wardrobe included, built-in double storage wardrobe over the stair head.

BATHROOM

8'2" x 5'10" (2.50 x 1.80)

Modern four piece suite comprising tiled-in bath with mixer tap, separate tiled and enclosed shower cubicle with dual attachment mains shower with rigid glass shower screens, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Tiling to the walls and floor, mirror fronted bathroom cabinet, chrome ladder towel radiators (x2), double glazed window to the rear (with fitted blinds), spotlights.

OUTSIDE

To the front of the property there is a tarmac driveway with block paved edging and telescopic bollards providing off-street parking for four cars, access to the front entrance door and pedestrian access leading to the side and rear.

TO THE REAR

The rear garden extends to a good depth with an initial paved patio seating area (ideal for entertaining). This then leads onto a garden lawn which is enclosed by timber fencing to both boundary lines with raised and planted flower beds, and an area of composite decking. Hot/cold external tap and external electrical socket on the patio. To the rear part of the garden there is a further garden lawn (currently used as a children's play area) also being enclosed by timber fencing to the boundary lines with two useful storage sheds situated at the foot of the plot.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue to the mini roundabout and veer left heading in the direction of Trowell. Continue past the entrance to Trowell Garden Centre, under the railway bridge to the "T" junction adjacent to St Helen's Church in Trowell. Turn left and take a left hand turn into the slip road of Ilkeston Road and the property can be found on the left hand side, identified by our For Sale board. Ref: 8449NH





TOTAL FLOOR AREA: 1126 sq.ft. (104.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			
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	

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