



Trowell Grove  
Trowell, Nottingham NG9 3QH

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE

**£225,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, AN EXTREMELY WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL VILLAGE LOCATION.

With accommodation over two floors comprising entrance hall, bay fronted living room/dining room, bathroom and kitchen to the ground floor. The first floor landing then provides access to three bedrooms with the principal bedroom benefiting from w.c. facilities.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing front and rear gardens and parking to the rear, accessed via Pit Lane.

The property itself sits favourably within this popular and established location, within close proximity to the shops and services within the nearby towns of Stapleford, Beeston and Ilkeston. An array of schooling for all ages are nearby, as are good transport links such as the A52 for Nottingham and Derby, Ilkeston Train Station, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

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



## ENTRANCE HALL

UPVC panel and double glazed front entrance door, wooden flooring, radiator door to living room and stairs to first floor.

## LIVING ROOM

13'5" x 11'1" (4.1 x 3.39)

Double glazed bay window to the front, radiator, media points and coal effect electric fire. Door to entrance hall

## DINING ROOM

10'10" x 10'5" (3.32 x 3.19)

Radiator, laminate flooring, useful understairs storage cupboard housing the gas and electricity meters with lighting and shelving, double glazed window to the side, opening through to the kitchen and door to bathroom.

## BATHROOM

9'10" x 4'2" (3 x 1.29)

Modern white three piece suite comprising panel bath with mixer tap and hand-held shower attachment, push-flush w.c. and wash hand basin with mixer tap. Fully tiled walls and tiled floor, double glazed window to the rear, radiator and storage cupboard with shelving.

## KITCHEN

10'7" x 10'4" (3.23 x 3.16)

The kitchen is equipped with a range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating single sink and drainer with central mixer tap and tiled splashbacks, plumbing for washing machine, inbuilt double oven, eye level counter top four ring gas hob with curved extractor fan over, integrated fridge and freezer, wall mounted 'Baxi' gas fired central heating combination boiler, double glazed French doors opening out to the rear garden, additional UPVC double glazed exit door to the side, laminate floor and opening through to the dining room.

## FIRST FLOOR LANDING

Double glazed window to the side doors to all bedrooms and loft access point to a half boarded and insulated loft space via pull-down ladders.

## BEDROOM 1

11'10" x 11'5" (3.63 x 3.49)

Double glazed window to the front with fitted blinds, radiator and door to en suite/w.c.

## W.C.

4'0" x 2'11" (1.22 x 0.9)

Dual fit push-flush w.c. with wash hand basin and mixer tap above, double glazed window to the front with fitted blinds, radiator, wooden flooring to match the hallway, tiling to dado height and wall mounted bathroom cabinet.

## BEDROOM 2

10'10" x 7'8" (3.31 x 2.35)

Double glazed window overlooking the rear garden and beyond and radiator.

## BEDROOM 3

7'7" x 7'3" (2.33 x 2.21)

Double glazed window to the rear and radiator.

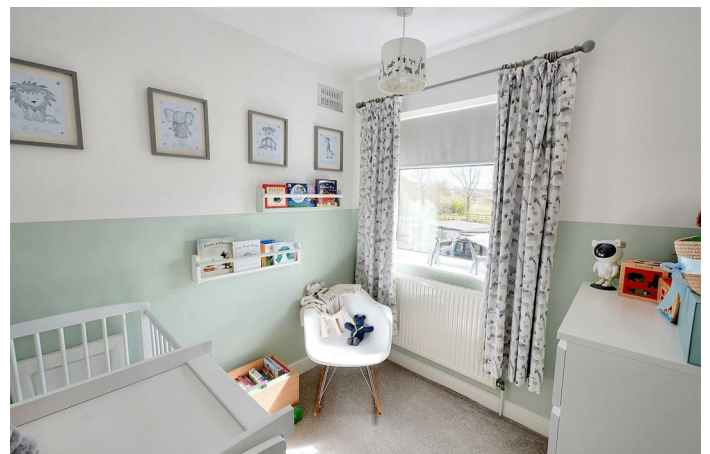
## OUTSIDE

To the front of the property is a curved pathway providing access to the front entrance door with plum slate decorative garden shingles and hedgerow to the boundary line. Leading down the left hand side of the property there is pedestrian access to the rear garden which extends to good depth and bounded by timber fencing with concrete post and gravel boards. There is a good size paved patio seating area, ideal for entertaining, with matching paved pathway then providing access down to the foot of the garden. Beyond the lawn section there is a good size block paved driveway accommodating off-street parking for several cars with gated access via Pit Lane.

## DIRECTIONAL NOTE

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 turn left onto Pasture Road and head in the direction of Trowell. At the mini traffic roundabout, veer left and continue in the direction of Trowell Garden Centre, eventually taking a right turn prior to the entrance to the garden centre onto Trowell Grove. The property can then be found on the right hand side, identified by our For Sale Board.

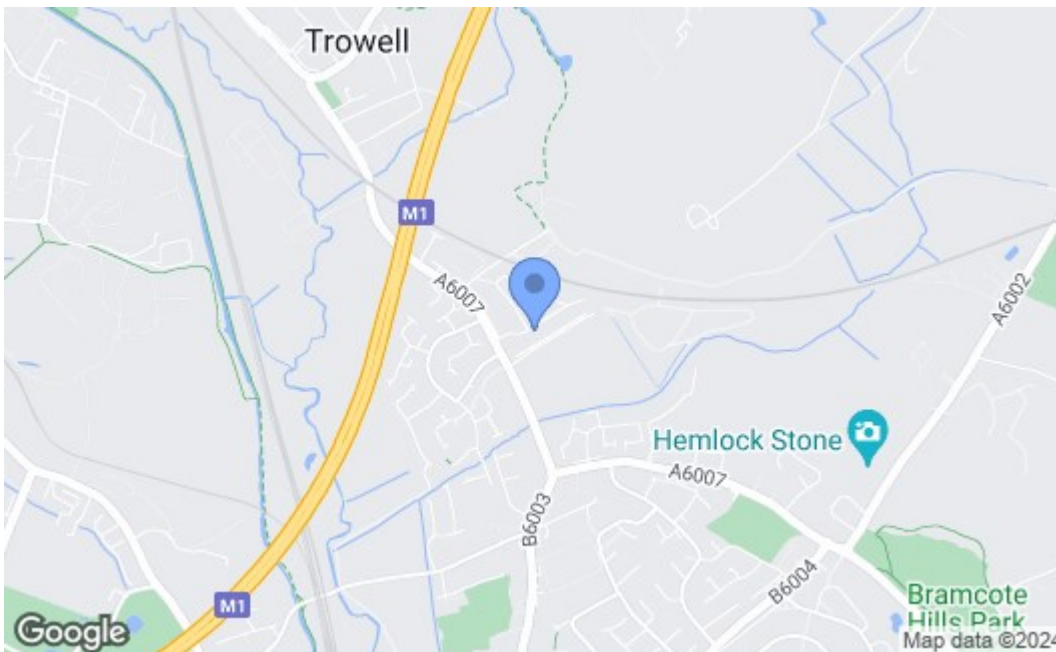
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TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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