



Haynes Avenue  
Trowell, Nottingham NG9 3NY

**£259,995 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE SITUATED IN THIS POPULAR  
VILLAGE LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN THIS NO-THROUGH ROAD POPULAR VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises an entrance porch, ground floor WC, entrance hallway, living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a family bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking, carport, garage and enclosed garden to the rear.

The property is situated favourably within close proximity to the nearby village school, open countryside, nearby shopping facilities and amenities, and excellent transport links such as the A52 for Nottingham/Derby and motorway junctions.

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



## PORCH

5'3" x 4'0" (1.62 x 1.23)

uPVC panel and double glazed front entrance door, tiled floor. Doors to hallway and WC.

## WC

4'5" x 3'3" (1.37 x 1.00)

Two piece suite comprising push flush WC, corner wash hand basin with mixer tap, partial tiling to the walls, tiled floor, double glazed window to the front.

## ENTRANCE HALL

12'1" x 5'10" (3.70 x 1.80)

Staircase rising to the first floor, radiator, coving. Doors to kitchen and living room.

## LIVING ROOM

12'11" x 12'7" (3.96 x 3.86)

Double glazed window to the front (with fitted blinds) overlooking the front garden, open access to the dining area, door back to the hallway, radiator, media points, coving.

## DINING ROOM

10'4" x 8'10" (3.15 x 2.71)

Double glazed window to the rear overlooking the rear garden, radiator, coving. Opening through to the living room and door back to the kitchen.

## KITCHEN

10'2" x 9'11" (3.12 x 3.04)

The kitchen comprises a matching range of fitted storage cupboards with roll top laminate work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Space for cooker, plumbing for washing machine, further space for full height fridge/freezer. Decorative tiled splashbacks, radiator, useful full height storage cupboard with shelving. Double glazed window to the rear (with fitted blinds), extractor fan, useful pantry with shelving and side window. From the kitchen, there is door access to the dining room, back to the hallway and to the carport.

## FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms and bathroom. Loft access point to an insulated, partially boarded and lit loft space.

## BEDROOM ONE

12'7" x 11'1" (3.85 x 3.40)

Double glazed window to the front, radiator, coving.

## BEDROOM TWO

12'1" x 10'4" (3.69 x 3.16)

Double glazed window to the rear overlooking the rear garden and beyond towards Trowell Church, radiator, coving.

## BEDROOM THREE

9'1" x 7'10" (2.78 x 2.40)

Double glazed window to the front, radiator, full height storage cupboard which houses the gas fired combination boiler (for central heating and hot water purposes).

## BATHROOM

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and mains ran shower over, wash hand basin with mixer tap, push flush WC. Fully tiled walls, double glazed window to the rear, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking which, in turn, leads to the carport and towards the front entrance door. Shaped front garden lawn and planted borders housing a variety of bushes and shrubbery.

## TO THE REAR

The rear garden is enclosed by timber fencing and hedgerows to the boundary line offers an initial paved patio seating area (ideal for entertaining) with a paved pathway providing access to the foot of the plot. Central garden lawn, raised and planted vegetation plot/flowerbed, greenhouse, outside lighting point, water tap, uPVC panel and glazed door into the carport.

## CARPORT

30'1" x 9'10" (9.18 x 3.02)

Up and over garage door to the front, useful understairs storage space, uPVC panel and double glazed door to the rear garden, external power points, lighting, personal access door back to the kitchen, further up and over door to the garage.

## GARAGE

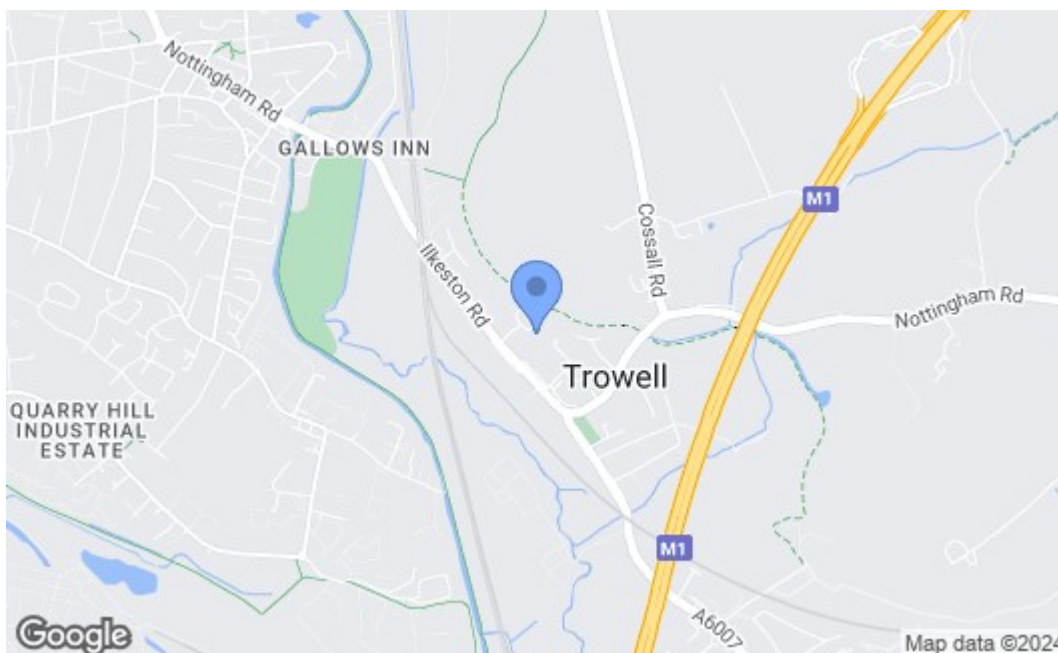
19'0" x 10'1" (5.80 x 3.08)

Garage up and over door to the front, power, lighting and workbench.

## 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, veer 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. Continue past the garden centre and at the junction adjacent to St Helens Church, turn left onto Ilkeston Road. Take the second right hand turn onto Haynes Avenue. At the "T" junction, turn right (still Haynes Avenue) and the property can be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.