



Smithfield Avenue
Trowell, Nottingham NG9 3PD

A THREE BEDROOM SEMI DETACHED
HOUSE.

£295,500 Freehold



We are pleased to offer for sale this traditional three bedroom semi detached house offering a modern contemporary interior.

Situated in a cul de sac within the popular and sought after suburban village of Trowell, the cul de sac having the benefit of a footpath leading through to the C of E Primary School. The village has a great community feel and is close to open spaces, yet conveniently situated with good transport links to the nearby towns of Beeston, Stapleford and Ilkeston, as well as Nottingham city centre and Junction 25 of the M1 motorway for those looking to commute further afield.

This exceptionally well presented property comes to the market including an open plan family dining kitchen with modern units and sliding doors opening to the attractive rear garden. There is a separate sitting room which has bi-fold internal doors, linking this with the dining kitchen, making a great space for entertaining.

Further features include gas fired central heating served from a combination boiler, double glazed windows and a luxury four piece bathroom suite with a large bathtub and separate shower area.

Externally is no less impressive. There is a forecourt providing off-street parking for up to three vehicles, a partially enclosed car port and garage, and the larger than average gardens are particularly well maintained with plenty of seating areas which can be used in the Summer months, a good sized lawn. At the foot of the plot is a purpose-built cabin which is insulated, has light and power, and French doors. Currently used as a playroom, but is also ideal for those looking to work from home, as a den/gym/mancave, etc.

An all round fantastic family home of which an early internal viewing comes highly recommended.



HALLWAY

Composite double glazed front entrance door, feature porcelain tile flooring, radiator, double glazed window.

LOUNGE

13'3" into bay x 12'0" (4.05 into bay x 3.66)

Contemporary living flame gas fire, radiator, double glazed bay window to the front, bi-fold doors opening to the dining kitchen.

DINING KITCHEN

11'11" x 19'9" (3.65 x 6.04)

The kitchen area comprises a range of fitted wall, base and drawer units with contrasting worktops and inset one and a half bowl ceramic sink with single drainer. Built-in electric oven, gas hob with extractor hood over. Space for washing machine and dishwasher. Cupboard housing 'Worcester' gas combination boiler (for central heating and hot water). Breakfast bar area separating the kitchen to the living dining area where there is a radiator, patio doors to the rear garden, double glazed window to the rear.

FIRST FLOOR LANDING

Double glazed window, loft hatch. Doors to bedrooms and bathroom.

BEDROOM ONE

13'5" into bay x 11'11" less wardrobes (4.11 into bay x 3.64 less wardrobes)

Fitted wardrobes to one wall with sliding doors, shelving and hanging space, radiator, double glazed bay window to the front.

BEDROOM TWO

11'11" x 11'11" (3.65 x 3.64)

Radiator, fitted full height cabinet with shelving and eye level cupboard, double glazed window to the rear.

BEDROOM THREE

6'2" x 7'4" (1.9 x 2.26)

Radiator, double glazed window to the front.

FAMILY BATHROOM

8'5" x 7'3" (2.58 x 2.22)

Incorporating a luxury four piece suite comprising floating

wash hand basin with vanity unit, low flush WC, bathtub with waterfall mixer taps. Walk-in shower area with thermostatically controlled body jet shower system. Tiling to floor, tiling to walls, feature radiator, two double glazed windows, under floor heating.

OUTSIDE

To the front is an attractive, partially open forecourt providing parking for three vehicles. This in turn leads to an enclosed car port with a garage door at the front. The car port leads to the rear garden and gives access to the garage. The rear garden is a generous size and attractively landscaped with raised terraced patio area beyond the patio doors from the dining area. There are steps leading down to the main garden which is laid to lawn, flanked to one side with attractive raised sleeper bedding. There is a further paved seating area which enjoys an aspect over an ornamental pond. At the foot of the plot there is a purpose-built garden cabin.

OUTSIDE WC

Composite door leading to WC and wash hand basin.

GARDEN CABIN

18'10" x 11'5" (5.76 x 3.48)

A professionally constructed garden cabin with plastered and insulated walls, light and power, full height double glazed windows and French doors. This versatile space is currently used as a games room but could equally be put to other uses such as an office, bar, gym, workshop, etc.

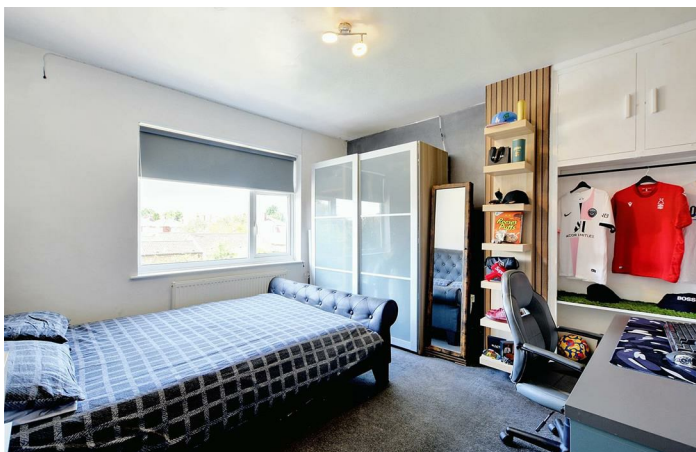
GARAGE

19'8" x 8'2" (6 x 2.5)

Sectional concrete construction with up and over door, light and power.

COUNCIL TAX

Broxtowe Borough Council Band B.



Robert Ellis
ESTATE AGENTS



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