Robert Ellis

look no further. . .







Trowell Grove,
Long Eaton, Nottingham
NG10 4AZ

Guide Price £375-390,000

Freehold

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A SUBSTANTIAL EXTENDED TWO BEDROOM DETACHED BUNGALOW SITUATED ON THE HIGHLY SOUGHT AFTER TROWELL GROVE, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious detached bungalow which is positioned well back from the road, providing a good degree of privacy whilst occupying a desirable residential location. Having been extended and improved over the years, the property offers generous and versatile accommodation throughout. The accommodation comprises a recently refitted kitchen with a separate utility room, along with a spacious lounge which flows through to the conservatory, creating an excellent space for both relaxing and entertaining. There are two double bedrooms, with the principal bedroom benefitting from a dressing room and en suite shower room, whilst the main bathroom has also been recently refitted to a modern standard.

Externally, the property enjoys ample outside space with off road parking for multiple vehicles, a garage and a range of useful outhouses, providing excellent storage and workshop potential.
Situated within the ever popular Trowell Grove, the property is conveniently located for local amenities and transport links whilst enjoying a peaceful residential setting. Being offered to the market with no onward chain, an internal viewing is highly recommended to fully appreciate the size, condition and location of this impressive bungalow.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages which include the Wilsthorpe Academy and The Elms and Trent College, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
UPVC door leading into:

Hallway
Laminate flooring, radiator, archway leading to the dining room, doors to the kitchen, inner hallway, lounge and storage cupboard.

Lounge
20'8 x 11'1 approx (6.30m x 3.38m approx)
Double glazed window with shutters to the front, double glazed window to the side, gas fire with hearth and mantle, double doors to:

Conservatory
8'10 x 10'5 approx (2.69m x 3.18m approx)
UPVC double glazed windows, brick base, wood effect laminate flooring,

Kitchen
14'9 x 11'5 approx (4.50m x 3.48m approx)
Double glazed window with shutters to the front, part tiled walls, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a free standing cooker, extractor over, tiled floor, double glazed door and window to the side and door to:

Utility
Wall mounted combi boiler, plumbing for a washing machine, work surface with Belfast sink, part tiled walls.

Dining Room
10'5 x 8'4 approx (3.18m x 2.54m approx)
Double glazed window with shutters to the front, radiator, laminate flooring.

Inner Hallway
Door to:

Bathroom
Panelled bath with mains flow shower over having a rainwater shower head, tiled splashbacks, low flush w.c., pedestal wash hand basin, linoleum flooring and extractor fan.

Bedroom 1
13'5 x 11'2 approx (4.09m x 3.40m approx)
Double glazed windows with shutters to both sides, radiator, built-in wardrobes. Door to:

Dressing Area
6'11 x 8'9 approx (2.11m x 2.67m approx)
Double glazed window to the side, radiator. Door to:

En-Suite
Fully tiled walls, extractor fan, double glazed window to the side, shower cubicle with mains flow shower, chrome heated towel rail, pedestal wash hand basin, low flush w.c.

Bedroom 2
10'3 x 10'11 approx (3.12m x 3.33m approx)
Double glazed window to the rear, built-in wardrobes, radiator.

Outside
To the front of the property there is ample off road parking, gravelled area, mature trees and shrubs, enclosed with panelled fencing, gated access to the rear garden.

To the rear there is a brick built storage cupboard and second storage cupboard, panelled fencing and brick wall to the boundaries, gravelled area and greenhouse.

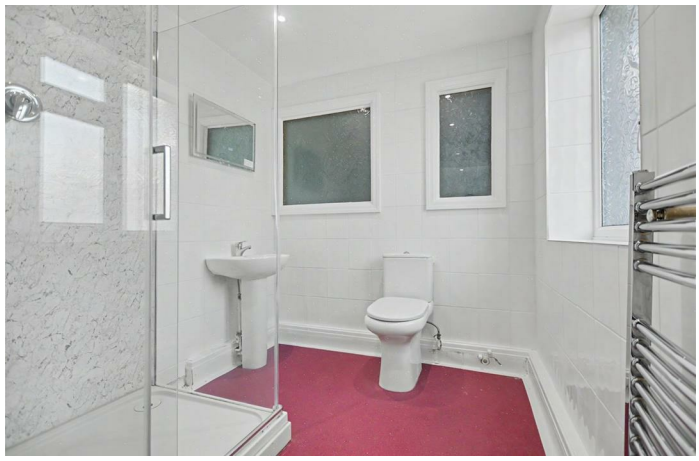
Directions
Proceed out of Long Eaton along Derby Road and after the bend Trowell Grove can be found as a turning on the right hand side.
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Agents Notes
There are AI photos on this property.

Council Tax
Erewash Borough Council Band D

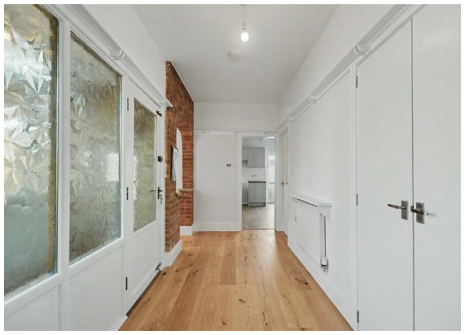
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 68mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



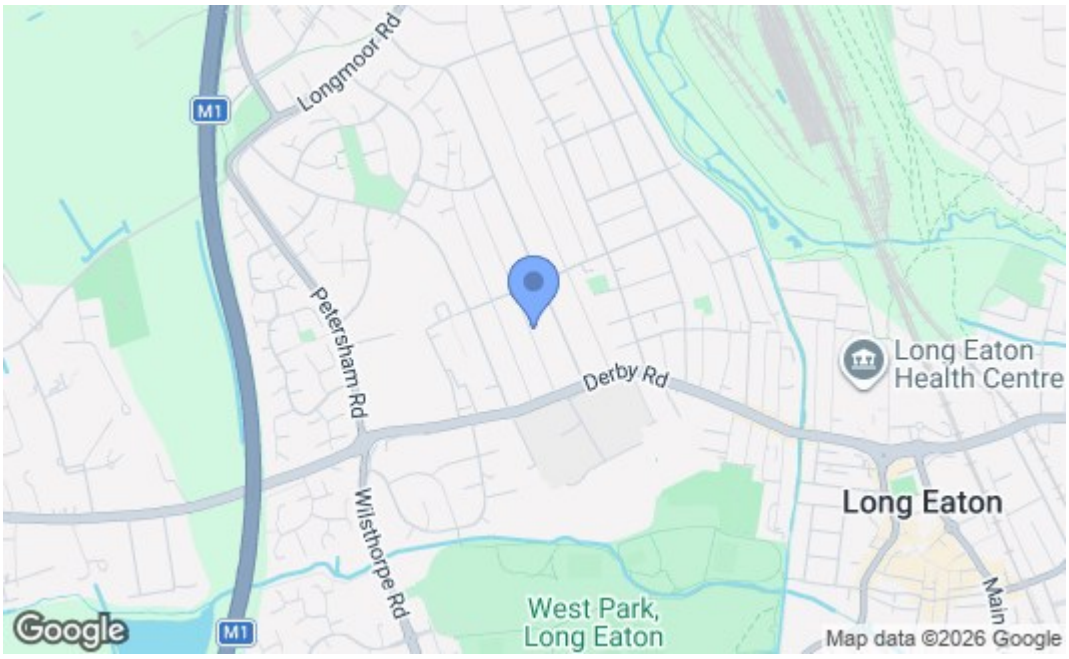


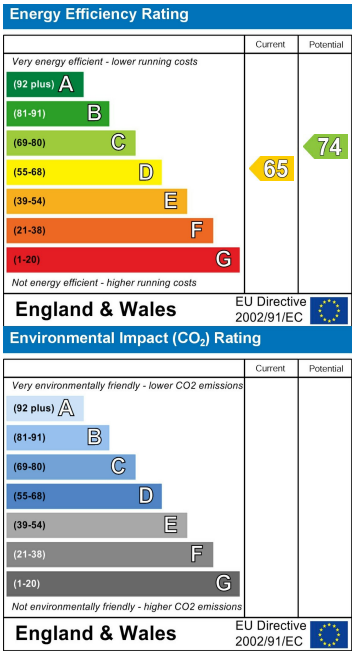












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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