



Smithfield Avenue  
Trowell, Nottingham NG9 3PD

**£325,000 Freehold**

A TRADITIONAL 1950s DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM AN ATTACHED BRICK BUILT DOUBLE GARAGE, ADDITIONAL SIDE PLOT & ENCLOSED GARDEN WITH TIMBER CABIN.



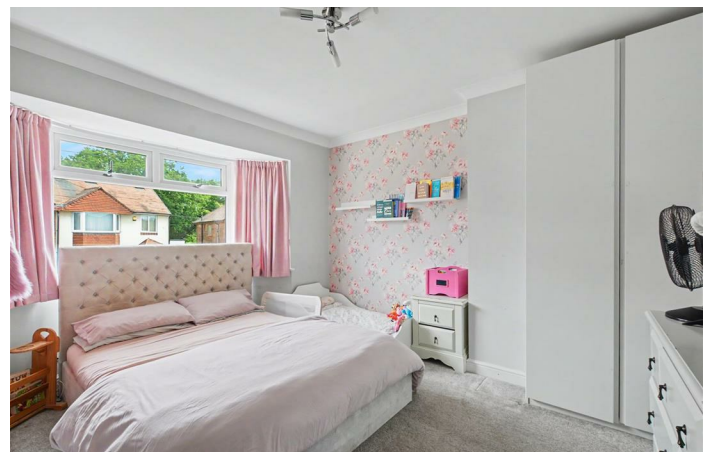
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL 1950s DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC IN THE POPULAR VILLAGE OF TROWELL.

With accommodation over two floors, the ground floor comprises entrance hall, spacious through lounge/diner and kitchen. The first floor landing then provides access to three bedrooms and a spacious bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, brick built double garage, additional garden plot to the side and enclosed garden space incorporating a detached garden cabin situated at the foot of the plot with the benefit of power, lighting and water.

The property is situated in this desirable Nottinghamshire village location in a quiet residential cul de sac within walking distance of the nearby village junior school. There is also easy access to the nearby Morrisons Convenience Store, as well as good transport links to and from the surrounding area.

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



## ENTRANCE HALL

11'9" x 7'4" (3.59 x 2.25)

Composite and double glazed front entrance door, wooden parquet-style flooring, radiator with display cabinet, staircase rising to the first floor with decorative wood spindle balustrade, coving, spotlights.

## OPEN PLAN THROUGH LOUNGE/DINER

25'7" x 12'0" (7.82 x 3.67)

uPVC double glazed bay window to the front, fitted storage cupboards and shelving either side to the central chimney breast which offers an exposed brick hearth and solid wood mantel, coving, media points, decorative panelling and opening through to the dining area where there is ample space for dining table and chairs, radiator, double glazed window to the rear and coving.

## KITCHEN

11'7" x 7'4" (3.54 x 2.26)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating four ring induction hob with extractor over and oven beneath. Integrated slimline dishwasher, space for under-counter fridge and freezer, one and a half bowl sink unit with draining board and central swan-neck mixer tap with decorative tiled splashbacks, tile effect flooring, uPVC panel and double glazed exit door to outside, uPVC double glazed window to the rear, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## FIRST FLOOR LANDING

Continuation of the wood spindle balustrade from the entrance hall, double glazed window to the side, coving, doors to all bedrooms and bathroom, spotlights, loft access point with pull down ladder to a useful boarded, lit and insulated loft space.

## BEDROOM ONE

13'5" x 11'11" (4.09 x 3.65)

Double glazed bay window to the front, radiator, coving.

## BEDROOM TWO

12'0" x 11'10" (3.66 x 3.63)

Double glazed window to the rear, radiator, coving.

## BEDROOM THREE

7'4" x 6'6" (2.25 x 2.00)

Double glazed window to the front, radiator, coving.

## BATHROOM

7'8" x 7'3" (2.35 x 2.22)

Modern four piece suite comprising freestanding bathtub with claw feet, mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with sliding glass screen/door with

dual attachment mains shower and tiled surround, circular bowl freestanding wash hand basin with mixer tap, tiled splashback and storage cabinet beneath, low flush WC. Victorian-style radiator with towel attachment, double glazed windows to the side and rear, extractor fan, spotlights, tiled flooring.

## OUTSIDE

To the front of the property, there is a lowered kerb entry point to a shaped driveway providing off-street parking comfortably for two vehicles which in turn leads to the garage and front entrance door. To the front, there is a dwarf brick boundary wall and shaped garden lawn with planted flowerbeds and borders. Additional to the front, there is also a further side garden plot which could be further landscaped and used for hard standing for a work/commercial vehicle subject to extension of lowering the kerb, there is also pedestrian access leading into the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines making an ideal space for children and pets, with an extensive paved patio seating area (ideal for entertaining), with picket style fence and matching gate leading onto the second part of the garden which is lawned with pathway providing access to the foot of the plot where the garden cabin can be found. There is decorative stone chippings and planted flowerbeds housing a variety of bushes. Within the garden there is an external water tap, lighting point, personal access door to the garage and pedestrian access leading to the front and side.

## DETACHED CABIN

9'2" x 9'1" (2.81 x 2.78)

Timber constructed with canopy porch, external lighting, veranda and French doors, with the benefit of power, lighting and water, making an ideal beauty room or garden office.

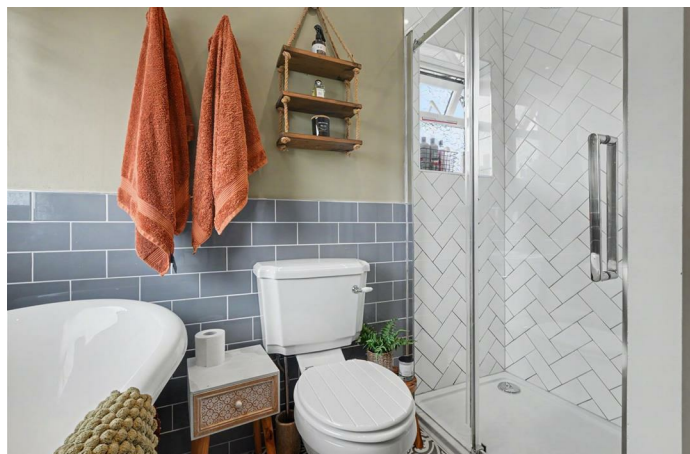
## BRICK BUILT DOUBLE GARAGE

18'0" x 15'2" (5.50 x 4.63)

Up and over door to the front, double glazed Georgian-style window to the side, courtesy door leading to the rear garden, power, lighting and useful storage closet.

## DIRECTIONS

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, continue 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. At the "T" junction adjacent to the Church, turn right onto Nottingham Road and take first right onto Smithfield Avenue. The property can be found on the right hand side.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         | 42        |
| (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 <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 |         |           |
| 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.