Robert Ellis

look no further. . .







Trowell Park Drive
Trowell, Nottingham NG9 3RA

A WELL PRESENTED LATE 1980s THREE BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£269,950 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS LATE 1980s WESTERMAN HOMES CONSTRUCTED THREE BEDROOM DETACHED BUNGALOW POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With single level accommodation comprising entrance hallway, WC, generous lounge/diner, kitchen, inner hallway, three bedrooms and a shower room completing the accommodation.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage with power, lighting and roller door, and an enclosed, easy to maintain rear garden.

The property is located in this popular and sought after residential location in the village of Trowell, which offers amenities such as a Post Office, local Morrisons convenience store, highly regarded junior school and the Festival Inn public house.

The property provides easy access to excellent transport links to and from the surrounding area such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and Ilkeston train station.

We believe the property will make an ideal downsize property, located on a level-lying plot for ease of access. We highly recommend an internal viewing.





HALLWAY
5'11" x 4'9" (1.82 x 1.46)
uPVC panel and double glazed front entrance door, radiator, laminate flooring and doors to lounge/diner and WC.

WC
6'7" x 2'10" (2.01 x 0.88)
Modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Decorative tiled splashbacks, radiator and uPVC double glazed window to the side.

LOUNGE/DINER
23'4" x 12'0" (7.12 x 3.68)
Double glazed box bay window to the front (with fitted blinds), two radiators, space for living and dining room furniture, additional double glazed window to the side, coving, media points and feature Adam-style fire surround with decorative marble insert and hearth. Doors lead through to the hallway, kitchen and inner lobby.

KITCHEN
13'10" x 8'7" (4.24 x 2.63)
The kitchen comprises of a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over, plumbing and space for under-counter washing machine, in-built under-counter fridge and freezer, glass fronted crockery cupboards, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the side, space for table and chairs, laminate flooring and uPVC panel and double glazed exit door.

INNER HALLWAY
4'8" x 4'1" (1.43 x 1.25)
Doors to all bedrooms and shower room. Loft access point to a partially boarded, lit and insulated loft space with pull-down loft ladders.

BEDROOM ONE
12'7" x 9'9" (3.85 x 2.98)
Double glazed window to the rear overlooking the rear garden, radiator and a range of fitted bedroom furniture including floor to ceiling wardrobes with shelving and hanging space, display corner shelving, bottom set drawers and cabinets, as well as a vanity area.

BEDROOM TWO
10'3" x 9'9" (3.14 x 2.99)
uPVC panel and double glazed exit door to outside with double glazed windows to either side of the door (with fitted blinds), radiator and laminate flooring.

BEDROOM THREE
9'3" x 7'10" (2.84 x 2.40)
Double glazed window to the side (with fitted blinds), radiator and floor to ceiling fitted storage closet.

SHOWER ROOM
7'1" x 5'8" (2.16 x 1.73)
Modern three piece suite comprising walk-in double size cubicle with glass shower screen and sliding glass shower door with mains shower and decorative boarding, wash hand basin with mixer tap and storage cabinets beneath and hidden cistern push flush WC. Chrome ladder towel radiator, double glazed window to the side and wall hung bathroom mirror and LED light.

DETACHED GARAGE
20'7" x 8'11" (6.29 x 2.72)
With electrically operated remote control roller garage door, power, lighting, double glazed window to the side and uPVC panel and double glazed side door from the garden.

OUTSIDE
The front of the property has been designed for straightforward maintenance with decorative gravel stone chippings and stepping stone pathway providing access to the front entrance door set within a covered porch with exposed brickwork and external front lighting point. There is a lowered kerb entry point leading to a side tarmac driveway providing ample space for off-street parking for three/four vehicles, external water tap, pedestrian gate into the rear garden and access to the garage via the electrically operated roller door.

TO THE REAR
The rear garden is enclosed by brick wall and timber fencing to the boundary lines and is designed for straightforward maintenance, with L-shaped paved patio seating area leading onto decorative gravel stone chippings with planted flowerbeds and borders housing a variety of bushes, shrubs and plants. A stepping stone pathway provides access to the uPVC double glazed garage side door and a further pedestrian gate leads onto the driveway. Within the garden, there is an external lighting point.

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. Take the second left turn onto Trowell Park Drive and follow the bend in the road to the left and the bungalow can be found on the right hand side, identified by our For Sale board.













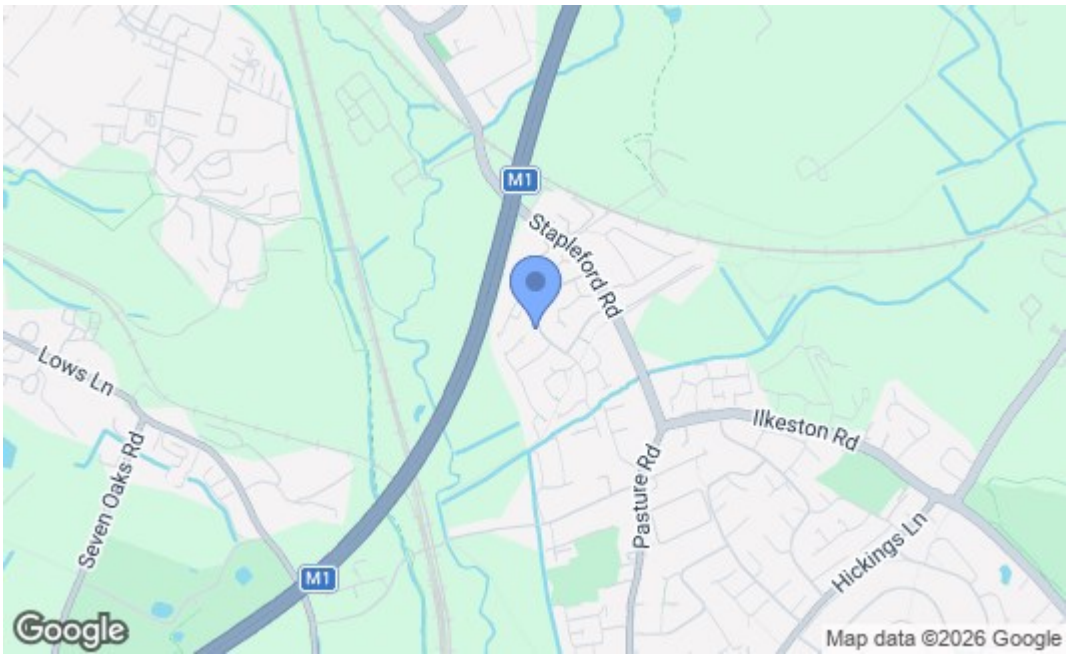

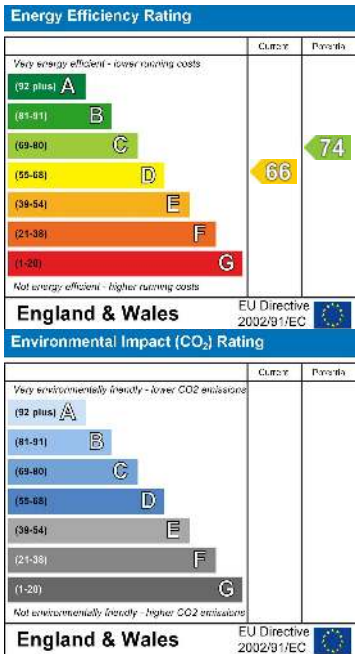

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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