Robert Ellis

look no further...







Trowell Grove
Trowell, Nottingham NG9 3QH

A BOX BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£210,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BOX BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, box bay fronted lounge, kitchen and three piece bathroom suite, and a garden room. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from combination boiler, predominant uPVC double glazing, front and generous rear gardens, with off-street parking, garage and access to the rear from Pit Lane.

The property sits favourably within this popular and established village location within easy reach of good nearby amenities and junior schooling whilst also providing easy access to the shops and services within the nearby towns of Stapleford, Beeston and Ilkeston.

There is also easy access to good road networks and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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





ENTRANCE HALL
3'11" x 3'7" (1.20 x 1.10)
uPVC panel and double glazed front entrance door, laminate flooring, staircase rising to the first floor. Door to lounge.

LOUNGE
13'4" x 12'0" (4.07 x 3.67)
Walk-in double glazed box bay window to the front, radiator, media points, matching to the hallway laminate flooring. Door to kitchen.

KITCHEN
12'0" x 10'5" (3.68 x 3.20)
Equipped with a matching range of base and wall storage cupboards with butchers block-style square and curved edge work surfaces incorporating five ring counter level Beko gas hob with a curved Cooke and Lewis extractor fan over, integrated eye level oven and grill, boiler cupboard housing the Baxi gas fired combination boiler (for central heating and hot water purposes), inset counter level single sink and draining board with central mixer tap, decorative tiled splashbacks, tiled floor, integrated Beko washing machine, windows to the side and rear, panel and glazed door to the garden room, radiator, meter box cupboard and useful understairs storage pantry with shelving and housing of the gas meter.

BATHROOM
10'10" x 4'3" (3.31 x 1.30)
Three piece suite comprising shaped bath with glass shower screen, central mixer tap and shower over, push flush WC and wash hand basin with waterfall style mixer tap and storage cupboards beneath, uPVC double glazed window to the rear, contrasting but fully tiled walls, tiled floor and vertical radiator.

GARDEN ROOM
12'2" x 6'6" (3.71 x 2.00)
uPVC constructed panel exit door to garden and mains lighting point and power sockets.

FIRST FLOOR LANDING
Doors to all three bedrooms. Double glazed window to the side. Laminate floor and loft access point.

BEDROOM ONE
15'3" x 11'2" (4.67 x 3.42)
Two uPVC double glazed windows to the front, two radiators, laminate flooring, useful overstairs storage space.

BEDROOM TWO
11'5" x 7'9" (3.48 x 2.38)
Double glazed window to the rear overlooking the rear garden and beyond to Pit Lane fields, laminate flooring and radiator.

BEDROOM THREE
7'6" x 7'1" (2.31 x 2.17)
uPVC panel and double glazed window to the rear overlooking the rear garden and beyond to Pit Lane fields, laminate flooring and radiator.

OUTSIDE
To the front of the property there is an enclosed front garden which is predominantly lawned with pedestrian gate and pathway providing access to the front entrance door with pedestrian access leading down the left hand side into the rear garden.

REAR GARDEN
Well proportioned and enclosed by timber fencing to one side and hedgerows to the boundary line to the other. The garden itself is predominantly lawned with pathway and gated access leading to the rear parking area and garage.

PARKING & GARAGE
Accessed via Pit Lane there is off-street parking to the rear and access to the garage.

DETACHED GARAGE
With pitched roof and up and over door to the front.

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. Look for and take an eventual right hand turn prior to the garden centre onto Trowell Grove. The property can then be found on the right hand side identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





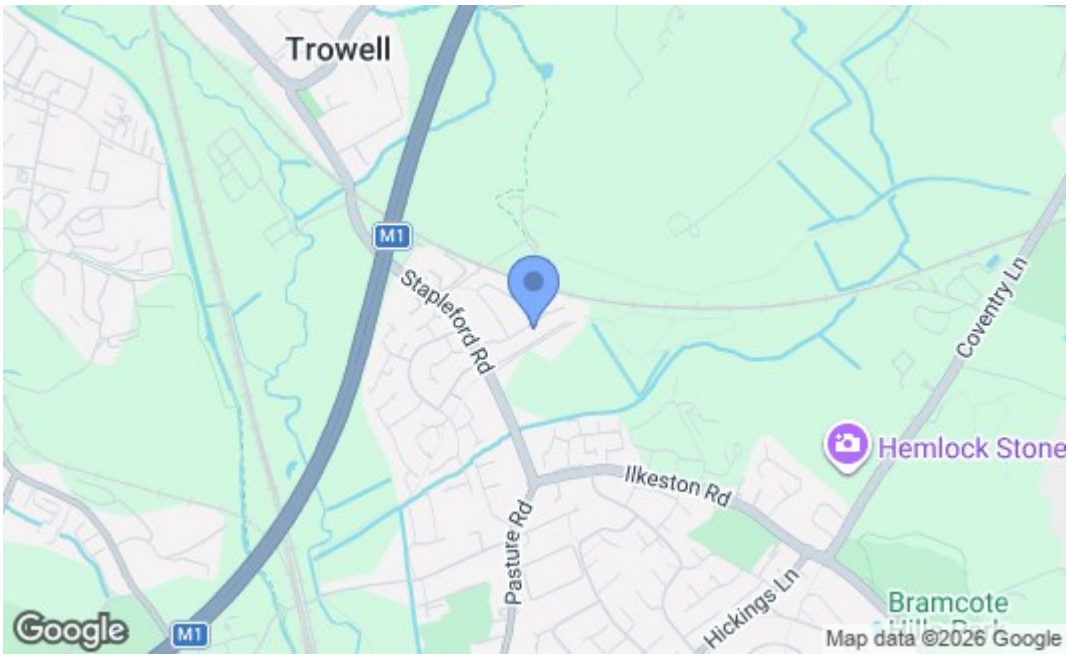


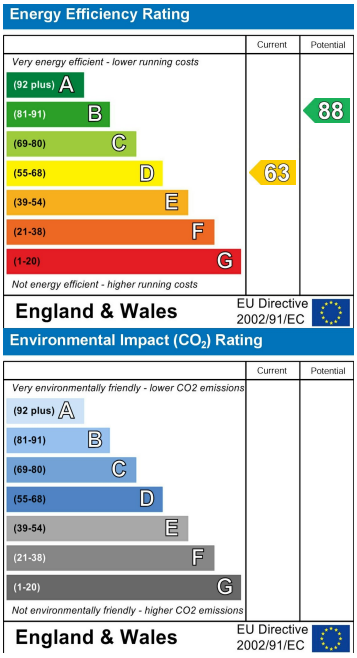
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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