Robert Ellis

look no further. . .







Smithfield Avenue
Trowell, Nottingham NG9 3PD

A TRADITIONAL BAY FRONTED
DETACHED FAMILY HOUSE.

£335,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 35 YEARS THIS TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED FAMILY HOME POSITIONED AT THE HEAD OF THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining area, conservatory and kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, garage (with power, light and electric door), EV charging point and generous rear garden.

Positioned within this desirable Nottinghamshire village location, the property offers easy access to the popular village school, amenities including the local Morrisons convenience store, Post Office and public house, along side the ever-popular Trowell Garden Centre and Digg Cafe.

There is also easy access to Ilkeston, Stapleford and Beeston town centres which offer a wealth of national and independent retailers and shopping facilities. For those looking to commute, there are excellent transport links nearby including Ilkeston train station, A52 for Nottingham and Derby, Junction 25 of the M1 motorway and Nottingham express tram terminus situated at Bardills roundabout.

The property is also conveniently situated close to green and outdoor countryside space including that of the Nottinghamshire Canal footpath and Pit Lane fields.

We believe the property will make an ideal family home and we highly recommend an internal viewing.





ENTRANCE HALLWAY
12'4" x 7'5" (3.78 x 2.27)
uPVC panel and double glazed front entrance door, double glazed window to the side (with fitted blind), radiator, coving, doors to the kitchen and living space, staircase rising to the first floor with decorative wood spindle balustrade.

LIVING ROOM
14'0" x 11'11" (4.28 x 3.65)
Double glazed bay window to the front (with fitted blinds), radiator, spotlights, coving, Karndean flooring continuing through to the dining area.

DINING ROOM
11'11" x 11'11" (3.65 x 3.64)
Coving, spotlights, sliding double glazed patio doors opening through to the conservatory, opening back to the living space and Karndean flooring.

CONSERVATORY
11'3" x 7'7" (3.43 x 2.32)
Double glazed construction (with fitted blinds), wall light points, radiator and uPVC panel and double glazed exit door leading out onto the garden patio.

KITCHEN
11'7" x 7'4" (3.55 x 2.25)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating porcelain sink unit with draining board and central swan-neck mixer tap, fitted four ring induction hob with extractor over and oven beneath, plumbing and space for slimline dishwasher, space for further under-counter fridge/freezer, double glazed window to the rear (with fitted blind), spotlights, uPVC panel and double glazed personal access door into the garage and further doors back through to the hallway and living space.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blind), decorative wood spindle balustrade, doors to all bedrooms, bathroom and WC, coving and loft access point with pull-down loft ladder to a majority boarded loft space with lighting and insulation. housing the gas fired combination boiler (for central heating and hot water).

BEDROOM ONE
13'5" x 11'11" (4.10 x 3.65)
Double glazed bay window to the front (with fitted blinds), radiator and spotlights.

BEDROOM TWO
12'0" x 11'10" (3.67 x 3.62)
Double glazed window to the rear (with fitted blind), radiator and spotlights.

BEDROOM THREE
7'4" x 6'2" (2.26 x 1.89)
Double glazed window to the front (with fitted blinds), radiator and coving.

BATHROOM
7'4" x 5'7" (2.25 x 1.72)
Modern white two piece suite comprising panel bath with foldaway glass shower screen and shower over, wash hand basin with mixer tap and storage cabinets beneath, additional storage drawers, chrome ladder towel radiator, double mirror-fronted bathroom cabinet, tiling to the walls, coving and double glazed window to the rear (with fitted blinds).

WC
4'1" x 2'7" (1.26 x 0.80)
Housing a push flush WC and double glazed window to the side (with fitted blinds).

OUTSIDE
To the front, there is a resin driveway providing off-street parking for several vehicles, enclosed either side by timber fencing with concrete posts and gravel boards. To the front of the property, there is an EV charging point, access to the front entrance door with covered canopy porch and access to the garage via an electric up and over remote controlled door.

TO THE REAR
The rear garden has an extensive porcelain slab patio area (ideal for entertaining) leading onto a further composite decked entertaining space with timber pagoda. The patio area then leads onto a generous lawn (ideal for families) with an array of flowerbeds and borders consisting of bushes, shrubs, trees and plants. The garden is fully enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, making it safe and secure for pets and children. Within the garden, there is an external water tap and lighting point, with an additional side gravel stone patio area, making an ideal space for a timber storage shed.

GARAGE
17'4" x 8'8" (5.30 x 2.65)
Electrically operated remote controlled up and over garage door to the front, uPVC panel and double glazed exit door, double glazed window to the rear, plumbing for washing machine and space for tumble dryer with worktop space above, power and lighting points. Housing the consumer box and gas meter. Useful understairs storage cupboard with shelving.



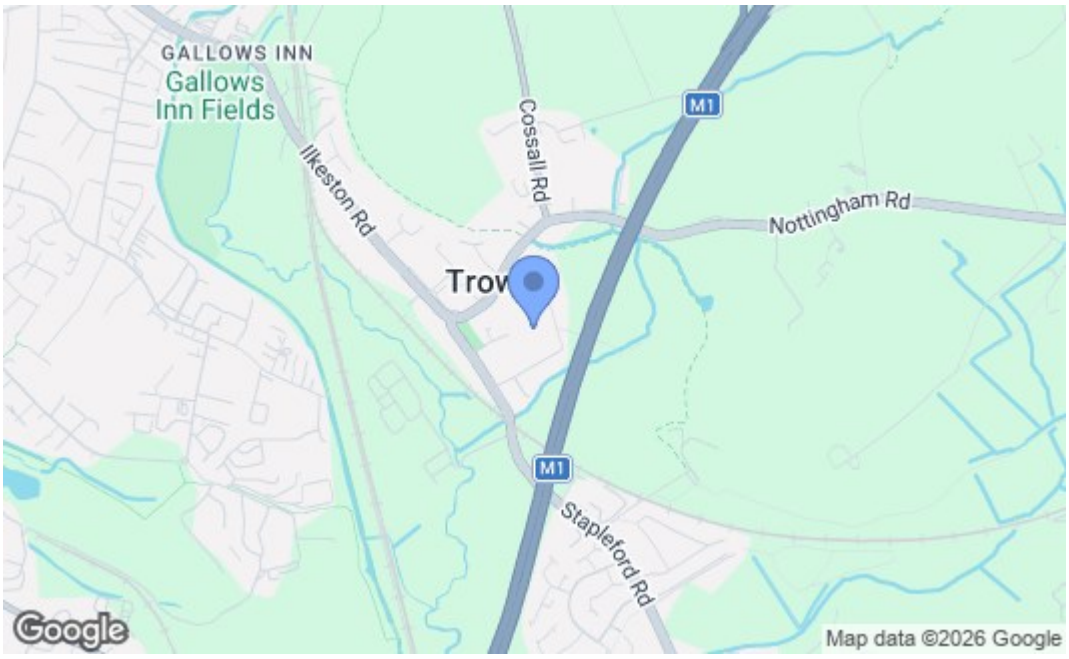


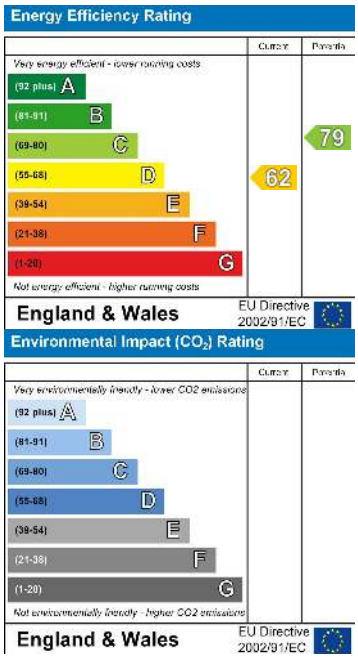












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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