



Festival Crescent,  
Trowell, Nottingham  
NG9 3SZ

**£245,000**



A modern Three bedroom semi detached house having been maintained by the current owners to a high standard.

Robert Ellis are delighted to bring to the market a property situated in a cul de sac location serving this exclusive development from a private builder built in 2012. Being well maintained by the current owner this property is ready to move into. It has a lot of space to the side and could be easily extended if required (subject to necessary planning permissions).

The property in brief comprises of a spacious Entrance hall, cloaks/WC, dining kitchen and a lounge. To the first floor there are three good sized bedrooms, a family bathroom and an en-suite shower room to the master bedroom. Outside the property is approached via a block paved driveway with pathways to the front entrance door and gardens to the side and rear garden. The side and rear gardens having been landscaped having a patio area with steps ascending to a lawned area having a further decked area to the rear.

The property would ideally suit both first time buyers and young families alike as the property is situated within close proximity of excellent nearby schooling. There is also easy access to a range of national and independent retailers within the nearby towns of Stapleford, Beeston and Ilkeston. For commuters, there is a also good road networks and access to the recently re-opened Ilkeston Train Station, A52 for Nottingham and Derby and the Junction 25 of the M1 Motorway.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
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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.