



Festival Crescent,
Trowell, Nottingham
NG9 3SZ

£245,000 Freehold



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.



Entrance Hallway

With a modern double glazed door to the front, wall mounted radiator, luxury vinyl tiled flooring, stairs to the first floor, ceiling light point, large understairs storage cupboard and panelled doors to:

Cloaks/w.c.

Low flush w.c., semi recessed vanity wash hand basin with storage cupboard below, chrome heated towel rail, UPVC double glazed window to the front, ceiling light point, extractor fan, luxury vinyl tiled flooring and wall mounted electrical consumer unit.

Dining Kitchen

16'7 x 9'3 approx (5.05m x 2.82m approx)

UPVC double glazed window to the front, range of matching wall and base units incorporating laminate work surface above, 1½ bowl stainless steel sink with mixer tap, integral oven with four ring gas hob, glass and stainless steel extractor hood over, integral Zanussi washing machine, integral fridge freezer, ample space for dining table, luxury vinyl tiled floor, wall mounted radiator, recessed spotlights to the ceiling and ceiling light point.

Living Room

16' x 13'10 approx (4.88m x 4.22m approx)

UPVC double glazed French doors to the rear, UPVC double glazed window to the side, ceiling light point, wall mounted radiator.

First Floor Landing

Loft access hatch, ceiling light point, airing/storage cupboard housing the gas central heating boiler and panelled doors to:

Bedroom 1

12'5 x 10'6 approx (3.78m x 3.20m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobe over the stairs providing additional storage and panelled door to:

En-Suite Shower Room

6'2 x 6'1 approx (1.88m x 1.85m approx)

Velux window to the rear, chrome heated towel rail, pedestal wash hand basin, low flush w.c., quadrant shower

enclosure with mains fed shower above, tiled splashbacks, recessed spotlights to the ceiling and extractor fan.

Bedroom 2

12'9 x 8'4 approx (3.89m x 2.54m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bedroom 3

8'6 x 7'4 approx (2.59m x 2.24m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes providing additional storage.

Bathroom

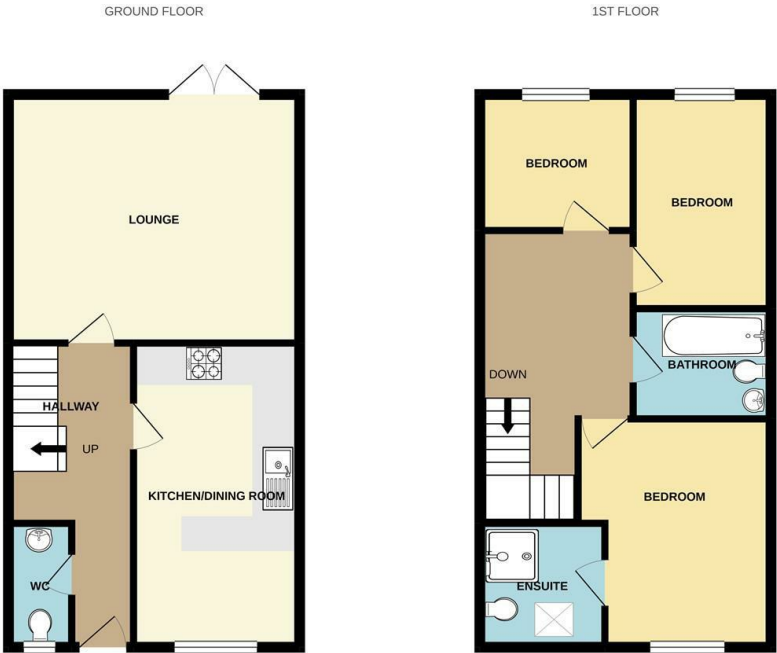
7'6 x 6' approx (2.29m x 1.83m approx)

A modern white three piece suite comprising panelled bath, low flush w.c., vanity wash hand basin, tiled splashbacks, ceiling light point and extractor fan.

Outside

To the front of the property there is a block paved driveway providing off the road vehicle hard standing, garden laid to lawn, pathway to the front entrance door. The property sits in a private cul-de-sac with additional visitor parking and separate block paved driveway. To the rear there is an enclosed landscaped garden with an Indian sandstone paved patio area, raised decked area, fencing to the boundaries and raised lawn.





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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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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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