Robert Ellis

look no further...

Trowell Park Drive,
Trowell, Nottingham
NG9 3RA

Price Guide £320-330,000

Freehold

THIS IS A SPACIOUS THREE BEDROOM DETACHED PROPERTY SITUATED TOWARDS THE HEAD OF A CUL-DE-SAC IN THIS NOW VERY ESTABLISHED AREA WHICH IS LOCATED BETWEEN STAPLEFORD AND TROWELL.

Robert Ellis are pleased to be asked to market this three bedroom detached house situated on a corner plot with private gardens to the rear which have been designed and landscaped to keep maintenance to a minimum and also includes a large wooden shed/workshop which is positioned at the bottom of the garden. The property is tastefully finished throughout with laminate flooring to the ground floor and for the size of the accommodation and privacy of the rear garden to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for the amenities and facilities provided by Stapleford with further shops being found in nearby Ilkeston and with it being close to excellent local schools, this is a home which we feel will suit a whole range of buyers from those purchasing their first property through to families who are looking for three bedrooms in a safe and well regarded residential area.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and from being double glazed throughout. In brief the accommodation includes a reception hall which leads through a glazed door to the lounge which has a feature fireplace and an archway leading to a separate dining room and there are double opening glazed doors leading to a sitting room, off which there is the conservatory and the well fitted kitchen which has extensive ranges of wall and base cupboards and integrated appliances. There is a ground floor w.c. and utility area which has been created by the current owners and to the first floor the landing leads to the three good size bedrooms, all of which have ranges of built-in bedroom furniture, the main bedroom has a large en-suite shower room with the shower being a mains flow thermostatically controlled shower and there is the fully tiled family bathroom which has a white three piece suite. Outside there is car standing at the front for three vehicles and the land which is included in the property extends down the right hand side and this has been landscaped to keep maintenance to a minimum and with screening helps to create privacy to the private rear garden which includes a Presscrete style patio to the immediate rear of the house which leads onto an astroturf lawn which has slate chipped beds to the sides, there is a decked area at the bottom where the large wooden shed/workshop is also positioned and the garden is kept private by having good quality fencing to the three boundaries.

The property is within easy reach of the shops provided by Stapleford, Sandiacre and at Ilkeston, there are excellent schools for all ages within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside which includes Stanton by Dale and Dale Abbey and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton, East Midlands Parkway and Derby as well as there being a local station at Ilkeston and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

The front door is currently a UPVC door with an inset arched glazed panel but we have been informed by the owners this will soon be changed to a stylish composite front door.

Reception Hall
Cloaks hanging area, laminate flooring which extends through into the living area, radiator and Georgian glazed door leading into:

Lounge/Sitting Room
15'5 x 11'10 approx (4.70m x 3.61m approx)
This large reception room has a double glazed box bay window to the front, stone effect gas fire set in an Adam style surround with an inset and hearth, laminate flooring, dado rail to the walls, cornice to the wall and ceiling and glazed door to the inner hallway with double opening glazed doors leading into the sitting room and there is an arch leading to:

Dining Room
12'4 x 7'7 approx (3.76m x 2.31m approx)
Double glazed window with newly fitted blinds to the front and a feature arched double glazed window to the side, newly laid laminate flooring and radiator.

Utility Room
7'5 x 3'2 approx (2.26m x 0.97m approx)
This newly created room has a work surface with space and plumbing below for an automatic washing machine and space above for a tumble dryer and this new area of the house also has quality laminate flooring.

Sitting Room
9'8 x 8'9 approx (2.95m x 2.67m approx)
Double glazed patio doors leading into the conservatory, laminate flooring, radiator, cornice to the wall and ceiling and dado rail to the walls.

Conservatory
9'6 x 8'9 approx (2.90m x 2.67m approx)
The conservatory has a half double glazed door leading out to the patio and gardens at the rear, double glazed windows to three sides, laminate flooring and polycarbonate pitched roof.

Kitchen
9'8 x 8'9 approx (2.95m x 2.67m approx)
The well fitted kitchen has extensive ranges of wall and base cupboards and includes a 1½ bowl sink with mixer tap and a four ring hob set in a work surface which extends to three sides and has space for an appliance, cupboards, wine rack, integrated dishwasher, oven and drawers below, integrated upright fridge and freezer with cupboard over, upright shelved pantry style cupboard, matching eye level wall cupboards, one of which houses the boiler, tiling to the walls by the work surface areas, tiled flooring, feature radiator, double glazed window to the rear, half double opaque glazed door leading out to the patio and rear garden and recessed lighting to the ceiling.

Ground Floor w.c.
Having a low flush w.c. and a sink with a mixer tap, cupboard under and a tiled splashback, radiator, laminate flooring and extractor fan.

First Floor Landing
Opaque double glazed window to the side, the balustrade is continued from the stairs onto the landing, large built-in airing/storage cupboard, hatch with ladder to the loft and radiator.

Bedroom 1
9'6 x 8'7 plus wardrobes approx (2.90m x 2.62m plus wardrobes approx)
Double glazed window to the rear, range of built-in wardrobes to one wall, radiator, laminate flooring and cornice to the wall and ceiling.

En-Suite Shower Room
The large en-suite shower room is fully tiled and has a corner shower with a mains flow thermostatically controlled shower system, shower panelling to two walls and sliding doors and protective screens, low flush w.c., pedestal wash hand basin, chrome ladder heated towel radiator, recessed lighting to the ceiling, opaque double glazed window and mirrors to two walls.

Bedroom 2
11'5 x 10'7 approx (3.48m x 3.23m approx)
Double glazed window to the front, range of two double built-in wardrobes with cupboards over, laminate flooring and radiator.

Bedroom 3
8'11 x 7'1 approx (2.72m x 2.16m approx)
Double glazed window to the front, range of wardrobes with there being a mirror panelled middle door with three drawers below and radiator.

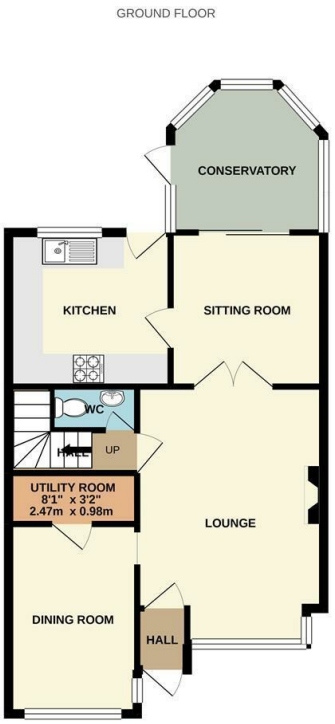
Bathroom
The main bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and mixer tap, low flush w.c., hand basin with mixer tap, tiled flooring, recessed lighting to the ceiling, opaque double glazed window and two mirrors to the walls.

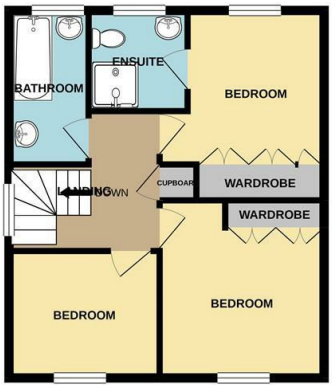
Outside
At the front of the property there is a driveway and parking area which provides off the road parking for three vehicles, there is a block paved area and to the side there are various slate chipped and pebbled areas running down the side of the property which helps to provide easy maintenance. To the left of the house there is a gate which leads to a pathway which provides an ideal bin storage area and this leads to the rear garden. At the rear of the property there is a Presscrete style patio area extending across the width of the property and this provides a lovely outdoor seating area. There is an astrotuf lawn with established planting and screening to the sides with there being fencing to the three boundaries. At the bottom of the garden there is a large decked area which provides a further seating area and off the decking area there is the large storage shed. There is outside water supply and lighting to the rear of the house and to the shed.

Shed
13' x 12' approx (3.96m x 3.66m approx)
The wooden shed has a pitched roof with storage space within the roof void, there is a door and window to the front and power and lighting is provided.

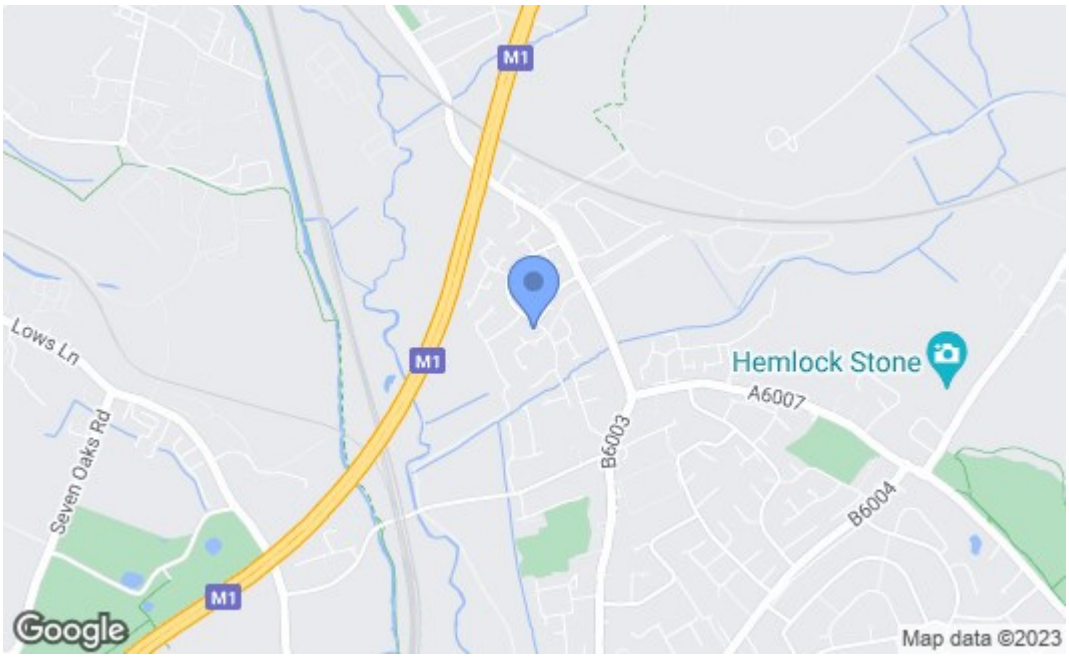
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Petersham Road. Continue along and at the min island continue straight over and onto Longmoor Road and then onto Longmoor Lane. At the traffic lights turn right onto Derby Road and continue through Stapleford. At the main traffic light junction turn left into Church Street and continue at the bend in the road onto Pasture Road. At the mini traffic island, turn left onto Trowel Road, which in turn becomes Stapleford Road, Trowell. Turn left onto Wychwood Drive entering Trowell Park and at the 'T' junction turn left onto Trowell Park Drive. Follow the road along to the end bearing right where the property can be found on the corner.
6502AMMP

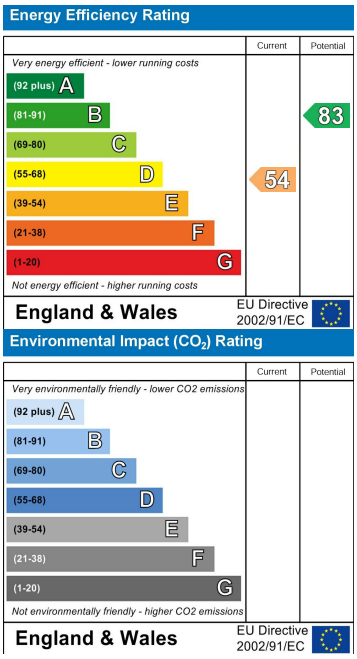
Council Tax
Broxtowe Borough Council Band D





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.
Made with Metropix ©2021





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818