



Plot I Smithfield Avenue,
Trowell, Nottingham
NG9 3PD

£420,000 Freehold



A NEW BUILD FOUR BEDROOM DETACHED FAMILY OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS.

Robert Ellis are delighted to offer this exciting opportunity to acquire this newly constructed four bedroom detached family property. The property is currently under construction and offers spacious accommodation over three floors, set within the sought after village of Trowell.

The accommodation comprises entrance hallway, ground floor w.c., utility room, large open plan living/dining kitchen with lounge to the rear elevation. To the first floor there are three bedrooms, en-suite shower room to the second bedroom and family bathroom. To the second floor there is a master suite with walk-in dressing room and en-suite. Sitting on a corner plot, there is a garage and enclosed garden at the rear.

Trowell is a popular village located between Nottingham and Derby with excellent transport links including the M1 motorway, Beeston and Ilkeston train stations and the A52 providing direct access to Nottingham and Derby. Contact the office to arrange your appointment to view today, selling with no upward chain.

PART EXCHANGE CONSIDERED.



Entrance Hall

16'2" x 8'9" (4.95 x 2.69)

A modern UPVC double glazed composite door to the front with fixed double glazed panel to the side, spotlights. under stairs storage cupboard, stairs to the first floor, wall mounted radiator and internal paneled doors to:

Ground Floor w.c.

6'7" x 2'11" (2.02 x 0.89)

Modern two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and storage beneath. Double glazed window, radiator, spotlights.

Open Plan Dining Kitchen

18'6" x 15'1" (5.66 x 4.61)

Equipped with a matching range of base and wall storage cupboards with ample worktop space and feature under worktop lighting, fitted eye level double oven, inset one and a half bowl sink unit and drainer with mixer tap, counter top cooker hood with extractor canopy over, inbuilt kitchen appliances, double glazed windows to the front and side, spotlights, radiator, ample space for dining table and chairs.

Utility Room

8'9" x 7'9" (2.68 x 2.38)

With a range of matching wall and base units incorporating laminate work surface over, wall mounted gas central heating combination boiler, under counter appliance space, UPVC double glazed window to the rear and UPVC double glazed door to the side.

Living Room

18'6" x 17'0" (5.66 x 5.20)

With bi-folding doors to the side leading out to the enclosed garden and UPVC double glazed French doors and window to the rear, two wall mounted radiators and spotlights.

First Floor Landing

17'7" x 12'4" (5.37 x 3.78)

UPVC double glazed windows to the front and side elevations, wall mounted radiator, understairs storage cupboard, airing/storage cupboard and stairs to second floor.

Bedroom 2

16'4" x 12'9" (5.00 x 3.89)

UPVC double glazed windows to the front and side elevations, wall mounted radiator, TV point and panelled door to:

En-Suite Shower Room

6'5" x 3'11" (1.96 x 1.21)

Three piece suite comprising walk-in shower enclosure with mains fed shower above, push flush w.c., pedestal wash hand basin, heated towel rail and spotlights.

Bedroom 3

13'2" x 11'5" (4.02 x 3.50)

Bi-folding doors to the side elevation with Juliette balcony, wall mounted radiator, TV point and ceiling light point.

Bedroom 4

13'10" reducing to 9'1" x 16'3" (4.23 reducing to 2.79 x 4.97)

UPVC double glazed window to the rear elevation with double glazed French doors and Juliette balcony to the rear, wall mounted radiator, TV point and ceiling light point.

Bathroom

8'9" x 6'4" (2.68 x 1.95)

White four piece suite comprising corner shower cubicle with mains fed shower, bath with mixer tap, hidden cistern push flush WC and wash hand basin with mixer tap and storage beneath. Feature wall tiles, double glazed window, spotlights, chrome ladder radiator.

Second Floor Landing

UPVC double glazed window to the side elevation and panelled doors to:

Bedroom 1

31'4" x 17'1" (9.57 x 5.21)

This impressive master bedroom suite is set within the loft space and offers views over neighbouring fields and countryside with vaulted ceiling and offers a unique impressive suite. Having a double glazed window to the side elevation, wall mounted radiator, ceiling light points, built-in wardrobe space and access to:-

Walk-in Wardrobe

10'9" x 8'3" (3.28 x 2.52)

Double glazed feature window to the rear elevation.

En-Suite

7'3" x 6'1" (2.21 x 1.87)

Three piece suite comprising quadrant shower enclosure with mains fed shower above, hidden cistern push flush WC and pedestal wash hand basin with mixer tap and storage beneath, Velux window to the front and chrome ladder style radiator.

Outside

The property sits on a corner plot with gardens to the side and rear, driveway and garage offering further secure vehicle hard standing.

The rear garden will benefit from a flagstone patio area and lawn, there is then a side courtyard style garden with matching flagstone patio, and ideal space for a hot tub with an external power point and access to the living room.

Directions

From our Stapleford office on Derby Road proceed to The Roach traffic lights turning left onto Church Street at the bend in the road turn left on to Pasture Road and proceed in the direction of Trowell. At the mini roundabout veer left and proceed towards the village. Continue to the T junction adjacent to St Helens Church and turn right on to Nottingham Road. Take a right turn on to Smithfield Avenue and the development can be found on the left hand side. 6063nh.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Metapix ©2020



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 (CO ₂) 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		

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.