Robert Ellis

look no further. . .

Dawn View

Trowell, Nottingham NG9 3QU

A RELATIVELY MODERN TWO BEDROOM DETACHED BUNGALOW.

£245,000 Freehold

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Built in the mid to late 1980's, this property benefits from gas fired central heating served from a combination boiler, double glazed windows and has the addition of a uPVC double glazed conservatory, enjoying aspects over the easy to maintain rear gardens.

Situated in this popular and established residential suburb, the property is located towards the end of a cul de sac and offers a gated drive providing generous off-street parking and a detached brick built garage.

Offered for sale with NO CHAIN and ready to move into, this property is ideal for those looking to downsize to single storey living and we strongly recommend an early internal viewing.

ENTRANCE HALL
Double glazed front entrance door, walk-in cloaks cupboard, radiator and door to lounge diner.

LOUNGE DINER
18'9" x 10'8" (5.72 x 3.26)
Gas fire, radiator, double glazed square bay window to the front, door to inner hallway and door to kitchen.

KITCHEN
10'6" x 8'0" (3.22 x 2.44)
Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Full height cupboard housing a gas combination boiler (for central heating and hot water). Double glazed window and door to the side.

INNER HALLWAY
Doors to bedrooms and bathroom.

BEDROOM ONE
13'8" x 10'0" (4.18 x 3.07)
Fitted wardrobes, radiator, double glazed window to the rear.

BEDROOM TWO
8'7" x 8'0" (2.63 x 2.45)
Radiator, double glazed window and door leading to conservatory.

CONSERVATORY
6'6" x 14'5" (2 x 4.4)
uPVC double glazed construction on a brick dwarf wall with radiator and double glazed French doors opening to the rear garden.

BATHROOM
6'5" x 5'6" (1.97 x 1.7)
Incorporating a modern three piece suite comprising wash hand basin, low flush WC and bath with shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front is an open plan garden with a section laid to artificial lawn and a section laid to ornamental gravel inset with shrubs. The driveway provides off-street parking, with wrought iron gates leading to a side drive with additional off-street parking which in turn leads to a detached brick built garage. The rear garden is enclosed with a decked seating area beyond the conservatory, area of garden laid to lawn and raised planters. Behind the garage there is a useful timber garden shed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Follow the road until it becomes Pasture Road. At the mini traffic island, turn left towards Trowell onto Trowell Road. As the road becomes Stapleford Road, Trowell, look for and take the second left onto Trowell Park Drive. Follow the road down, taking the third right onto Kingsmead Avenue. At the "T" junction, turn right onto Roehampton Drive and follow the road, bearing right into Dawn View where the property can be found on the right hand side.

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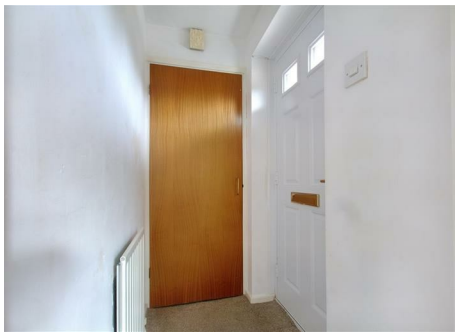

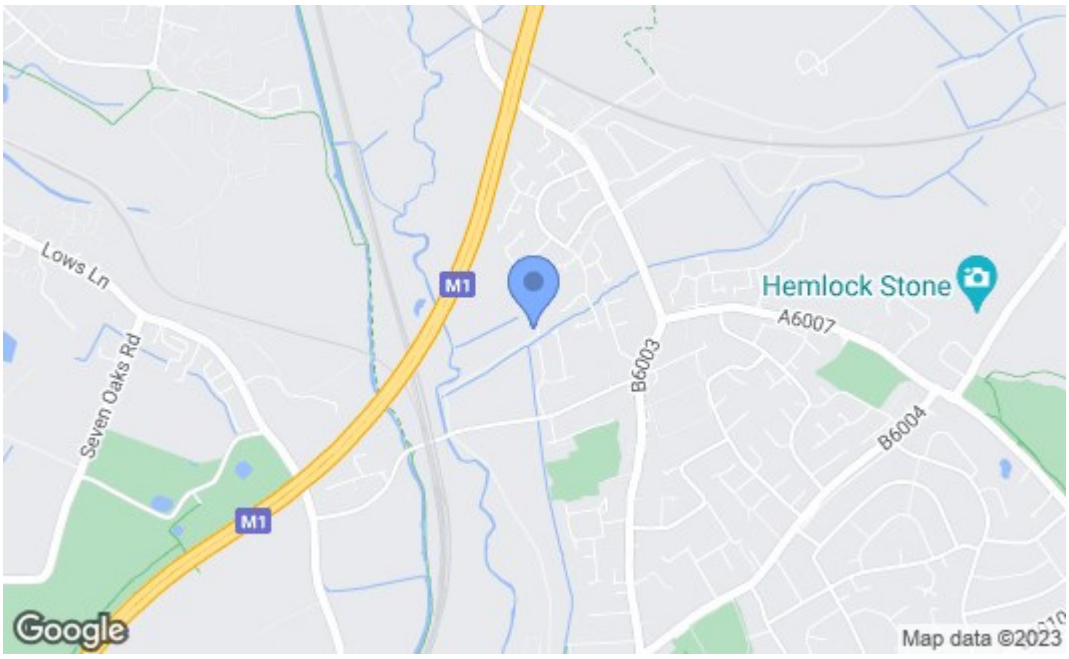

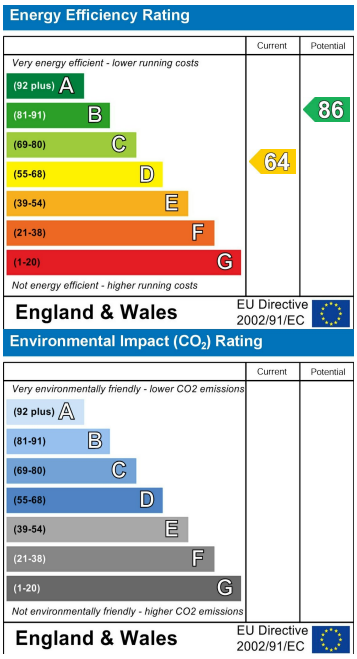

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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