



**Ilkeston Road
Trowell, Nottingham NG9 3PY**

£375,000 Freehold

A TRADITIONAL BAY FRONTED
EXTENDED THREE BEDROOM DETACHED
FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED TRADITIONAL BAY FRONT THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floor, the ground floor comprises entrance hall, useful ground floor WC, bay fronted living room, family dining kitchen and family room to the ground floor. The first floor landing provides access to three bedrooms and a modern bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, carport, detached garage with electric door, four camera app based CCTV system, power and lighting, and a generous garden space to the rear.

The property is located in this popular village location within close proximity of excellent nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and Ilkeston train station. There is also easy access to the popular village junior school, as well as the shops, services and amenities in the neighbouring towns of Stapleford, Ilkeston and Beeston.

The property has been extremely well kept and is certainly in a ready to move into condition, making an ideal family home to which we highly recommend an internal viewing.



ENTRANCE HALL

14'11" x 6'1" (4.57 x 1.87)

Feature uPVC panel and double glazed front entrance door set within a decorative archway with Georgian-style double glazed windows surrounding the door, Victorian-style radiator with display shelving above, solid engineered oak flooring, staircase rising to the first floor with decorative wood spindle balustrade, coving. Doors to the living room, kitchen and WC.

WC

5'2" x 2'9" (1.59 x 0.85)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Tiling to dado height, tiled floor, extractor fan, alarm control panel, sensor spotlight.

LIVING ROOM

14'5" x 10'11" (4.40 x 3.35)

Double glazed bay window to the front, engineered oak solid flooring, Victorian-style radiator, media points.

OPEN PLAN FAMILY DINING KITCHEN

18'9" x 10'5" (5.74 x 3.20)

The kitchen area comprises a matching range of handle-less fitted base and wall storage cupboards and drawers with solid butcher's block square edge work surfaces incorporating one and half bowl sink unit with pull-out spray hose mixer tap and draining board. Fitted five ring gas hob, in-built kitchen appliances including dishwasher and washing machine, double glazed windows to both the side and rear (both with fitted Roman blinds), uPVC panel and double glazed stable-style door to the side, linking through to the carport, engineered oak wooden flooring, LED spotlights, LED plinth lighting. Opening through to the dining area where there is ample space for dining table and chairs, a continuation of the engineered oak flooring, feature vertical radiator, further fitted storage cabinets (matching the kitchen), curved corner cupboards with plinth lighting and in-built double oven and combination oven/microwave, space for American-style fridge/freezer with wine rack above. Opening through to the living room.

FAMILY ROOM

18'2" x 15'10" (5.56 x 4.85)

Bi-folding doors opening out to the rear garden with matching windows to the side of the doors, Velux roof windows, Victorian-style radiator, double glazed viewing window (with fitted Roman blind), additional vertical radiator, uPVC double glazed bi-folding doors opening out into the dining area, engineered wood flooring.

FIRST FLOOR LANDING

Continuation of decorative wood spindle balustrade (matching the hallway), double glazed window to the side. Doors to all bedrooms and bathroom, coving.

BEDROOM ONE

13'1" x 11'0" (4.00 x 3.37)

Double glazed bay window to the front, radiator.

BEDROOM TWO

12'4" x 11'0" (3.78 x 3.36)

Double glazed window to the rear overlooking the rear garden, radiator, coving, fitted mirror fronted sliding door wardrobes to one wall.



BEDROOM THREE

6'2" x 6'0" (1.88 x 1.85)

Double glazed window to the front (with fitted roller blind), radiator, coving.

BATHROOM

8'9" x 5'10" (2.67 x 1.78)

Modern white four piece suite comprising separate tiled and enclosed shower cubicle with glass screen and matching door with dual attachment mains shower, hidden cistern push flush WC, wash hand basin with mixer tap with storage drawers beneath, freestanding bath with freestanding mixer tap and handheld shower attachment. Fully tiled walls and floor, chrome ladder towel radiator, wall mounted bathroom storage cabinet, double glazed window to the rear (with fitted Roman blind), spotlights, wall mounted bathroom mirror. Loft access point with pull-down loft ladder providing access to a centrally boarded, lit and insulated loft space.

OUTSIDE

To the front of the property there is a full width forecourt driveway providing off-street parking for three/four vehicles, access to the front entrance door, gated access to a covered carport leading down the right hand side of the property. The carport has the benefit of a double external power point, external lighting, water tap, access into the rear garden and beyond to the detached garage.

TO THE REAR

The rear garden is of a fantastic overall size and proportion, with a raised decked entertaining space and flowerbeds. This then leads down to the main part of the garden which is split into various sections. The first two sections are lawned, raised and planted flowerbeds housing a variety of bushes and shrubbery. There is an area to the rear of the garage where a hot tub currently sits. Towards the foot of the plot there is an area laid with quality artificial lawn making an ideal play space, currently provided with a trampoline and summerhouse. Accessed via a pathway there is a further area to the rear which is laid to lawn with a vegetable patch, timber storage shed, greenhouse and BBQ area. The garden is enclosed by timber fencing and hedgerows to the boundary lines, enjoys a high degree of sunlight, has benefits such as an outside water supply down the driveway, external power along the carport and external lighting points.

GARAGE

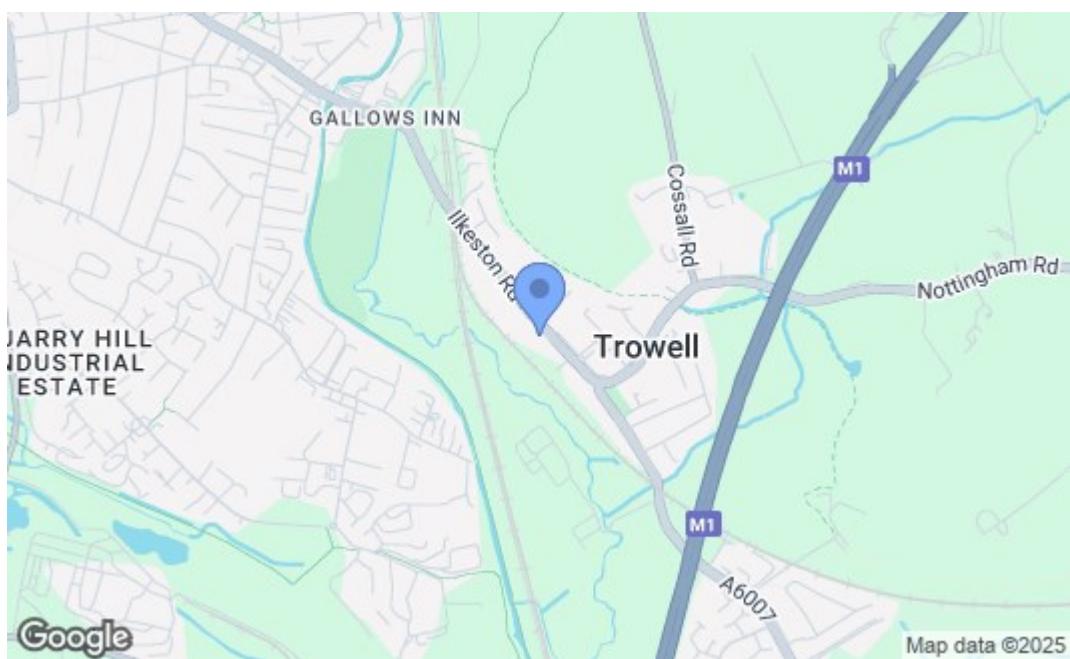
19'10" x 10'2" (6.07 x 3.12)

A detached garage with electrically operated garage door, power and lighting.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road and proceed in the direction of Trowell. At the mini island, veer left and continue past the entrance to Trowell Garden Centre on the right. At St Helens Church, turn left onto Ilkeston Road. Turn left into the slip road (still Ilkeston Road), the property can then be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		64
(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, fixture or fitting has been tested.