



Ilkeston Road  
Trowell, Nottingham NG9 3PX

**£325,000 Freehold**

AN EXTENDED FOUR BEDROOM  
DETACHED FAMILY HOUSE.



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Robert Ellis are delighted to bring to the market with NO UPWARD CHAIN this spacious and extended four bedroom detached family house situated within this popular residential village location.

The property is situated approximately 7 miles from Nottingham city centre and also within easy access of the nearby towns of Stapleford, Beeston and Ilkeston where a variety of shops, services and schooling can be found.

The property comprises entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. The first floor landing gives access to four bedrooms.

Externally, there are gardens to both the front and rear. The rear garden is of a good proportion ideal for families as well as a good size tarmac driveway leading down the right hand side of the property protected by double gates leading through to a detached garage to the rear.

Other benefits of the property include gas fired central heating, double glazing and multi fuel burner in the middle reception room.

We believe the property will make an ideal long term family home and would highly recommend an internal viewing.



## ENTRANCE HALL

14'9" x 6'5" (4.50 x 1.98)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door, laminate flooring, radiator, stairs rising to the first floor, alarm control panel, dado rail, coving, useful understairs storage cupboard.

## LIVING ROOM

12'11" x 12'0" (3.95 x 3.67)

Double glazed bay window to the front with fitted blinds, bay radiator, wall light points, coving, TV point and fire surround incorporating two heat and light setting electric fire. Opening through to the dining room.

## DINING ROOM

11'11" x 11'10" (3.65 x 3.63)

Laminate flooring, radiator, multi fuel wood/log burner sat on a tiled hearth, coving and opening through to the kitchen.

## KITCHEN

11'6" x 9'8" (3.53 x 2.97)

Equipped with a matching range of country cream faced base and wall storage cupboards with roll top work surfaces, single sink and drainer with central mixer tap and tiled splashbacks, range cooker with extractor hood over, plumbing for washing machine and space for tumble drier, plumbed space for American-style fridge/freezer, double glazed window to the rear with fitted blinds, tiled floor, spotlights, uPVC panel and double glazed door to outside.

## BATHROOM

14'6" x 6'2" (4.42 x 1.90)

Benefitting from a four piece suite comprising roll top bath with central mixer tap and handheld shower attachment, wash hand basin with mixer tap, low-flush WC and corner shower cubicle with mains fed shower, double glazed windows to the side and rear with fitted blinds, radiator, spotlights and tiled floor.

## FIRST FLOOR LANDING

Coving, dado rail, double glazed window to the side and loft hatch.

## BEDROOM ONE

12'5" x 11'11" (3.80 x 3.64)

Double glazed window to the rear with fitted blinds, radiator, laminate flooring, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes).

## BEDROOM TWO

11'11" x 11'11" (3.64 x 3.64)

Double glazed window to the front with fitted blinds, radiator, coving and laminate flooring.

## BEDROOM THREE

7'8" x 6'5" (2.35 x 1.97)

Double glazed window to the front with fitted blinds, radiator, laminate flooring.

## BEDROOM FOUR

9'1" x 5'6" (2.79 x 1.69)

Double glazed window to the rear with fitted blinds, radiator and TV point.

## OUTSIDE

To the front of the property there is a tarmac driveway leading down the right hand side providing off-street parking which then offers gated access leading through to the rear towards the single detached garage. The front garden has a further area for off-street parking and access to the front entrance door. To the rear the garden extends to a good size being enclosed by timber fencing predominantly laid to lawn with paved path providing access to the rear part of the garden. There are outside lighting points, tap and greenhouse.

## DETACHED GARAGE

With up and over door to the front, personal access door to the side and power and lighting points powered via an extension cable.

## DIRECTIONAL NOTE

From our office on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road and proceed as if heading in the direction of Trowell. At the mini traffic island veer left and continue along passing the entrance to Trowell Garden Centre and continue along to the T junction adjacent to St Helen's Church in Trowell. Veer left onto Ilkeston Road and the property can eventually be found on the right hand side. Ref. 7503NH.





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 Metaphor v3.0.22



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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