Robert Ellis

look no further. . .







Wortley Avenue
Trowell, Nottingham NG9 3QP

A TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE SITUATED IN THIS POPULAR VILLAGE LOCATION.

£235,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY UPGRADED TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION. THE PROPERTY IS BEING OFFERED FOR SALE FOR THE FIRST TIME IN OVER 60 YEARS AND HAS BEEN A MUCH LOVED FAMILY HOME IN THAT TIME.

With accommodation over two floors, the ground floor comprises entrance porch to entrance lobby, bay fronted living room, kitchen, rear lobby and shower room. The first floor landing then provides access to three bedrooms with the principal bedroom benefitting from an en-suite shower room.

The property also benefits from gas fired central heating from a combination boiler (annually serviced), new roof fittings in 2024, bathroom and en-suite re-fitted in 2024 and the kitchen was re-fitted approximately 5 years ago.

The property is situated in this popular and established residential location, set amongst a trio of roads with similar properties in style and design, which offers easy access to the nearby village Primary School, as well as fantastic open space (Pit Lane) and local walks around the area.

For those needing to commute, there are good transport links nearby, including the local bus services such as the "15", as well as the Ilkeston train station and the A52 for Nottingham and Derby, Junction 25 of the M1 motorway are also located a short distance away.

For shops, services and amenities, these can be found in the neighbouring towns of Stapleford, Beeston and Ilkeston. We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.





PORCH
6'8" x 1'10" (2.05 x 0.56)
uPVC panel and double glazed front entrance door with double glazed windows surrounding the door to both the front and the sides. Useful storage cupboard with in-built double power socket. Internal door to the hallway.

ENTRANCE HALL
3'8" x 3'6" (1.12m x 1.07m)
Staircase rising to the first floor, wall mounted coat pegs, radiator, alarm control panel, panel and glazed door to the living room.

BAY FRONTED LIVING ROOM
13'6" x 11'11" (4.12 x 3.65)
Double glazed bay window to the front (with fitted blinds), Adam-style fire surround with decorative marble insert and hearth, media points, radiator, panel and glazed door then leads through to the kitchen.

KITCHEN
15'4" x 11'1" (4.68 x 3.39)
Re-fitted approximately 5 years ago. Comprising a matching range of fitted base and wall storage cupboards and drawers, with granite work surfaces incorporating inset one and a half bowl sink unit with draining board and central mixer tap. Integrated appliances including dishwasher, in-built double oven, Bosch induction hob with curved extractor canopy over, full height fridge, full height freezer, washing machine and dryer. Display shelving, glass fronted crockery cupboard, pull-out carousel cupboards, tiled floor, LED spotlights, double glazed window to the rear (with fitted roller blind), further panel and glazed concertina style door with opening to the understairs pantry which houses the gas fired combination boiler for central heating and hot water purposes, further storage space incorporating the gas meter. Further panel and glazed door leading through to the rear lobby.

REAR LOBBY
6'0" x 6'0" (1.84 x 1.84)
uPVC panel and double glazed exit door to the garden, radiator, laminate flooring. Door to ground floor shower room.

SHOWER ROOM
7'11" x 6'2" (2.43 x 1.88)
Modern white three piece suite comprising double width shower cubicle with dual attachment mains shower and glass shower screen, wash hand basin with mixer tap with double storage drawers beneath and a push flush WC. Wall mounted bathroom cabinet, extractor fan, double glazed window to the rear, vertical radiator, partial tiling to the walls.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted roller blind), doors to all bedrooms and loft access point to a partially boarded and insulated loft space.

BEDROOM ONE
11'11" x 11'5" (3.64 x 3.50)
Double glazed window to the front (with fitted blinds), radiator. Door to en-suite.

EN-SUITE
4'11" x 4'5" (1.52 x 1.36)
Modern white three piece suite replaced in 2024 comprising corner tiled shower cubicle with mains shower, glass screen and sliding door, wash hand basin with mixer tap and storage cabinet beneath, push flush WC. Partial tiling to the walls, wall mounted bathroom cabinet, shaver point, double glazed window to the front.

BEDROOM TWO
11'1" x 7'8" (3.40 x 2.36)
Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator.

BEDROOM THREE
8'0" x 7'3" (2.44 x 2.22)
Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a double width driveway providing comfortable off-street parking spaces for two cars, timber fencing to either side of the boundary, access to the front entrance porch, pedestrian access leading down the left hand side of the property into the rear garden.

TO THE REAR
The rear garden is of a good overall size and proportion (ideal for families) with a good size initial paved patio seating area (ideal for entertaining), paved pathway access then leading to the rear part of the garden. To the rear part of the garden there are two further paved patio seating areas and the garden is completed by a good size lawn section with planted flowerbeds and borders, decorative gravel stone chippings housing a wide variety of specimen bushes, shrubs and plants. To the floor of the plot there is a good size storage shed. The garden also benefits from an external water tap and lighting point.

DIRECTIONS
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 roundabout, veer left onto Stapleford Road and continue in the direction of the garden centre. Take a right hand turn after the entrance to Pit Lane onto Trowell Grove. Take a left hand turn onto Wortley Avenue and the property can be found on the right hand side, identified by our For Sale board.



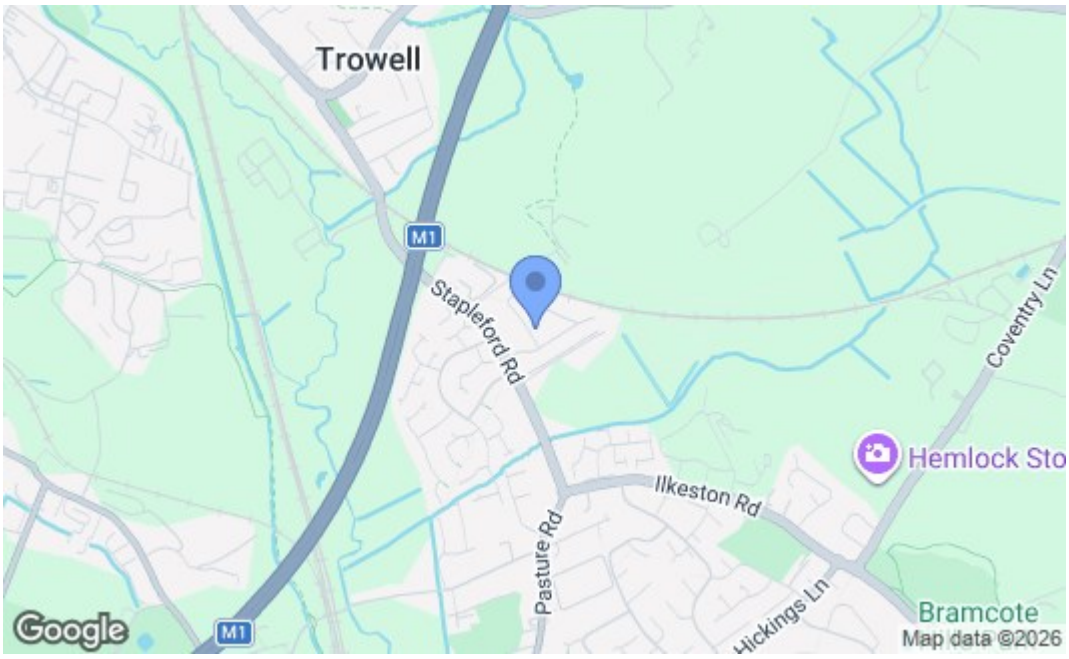


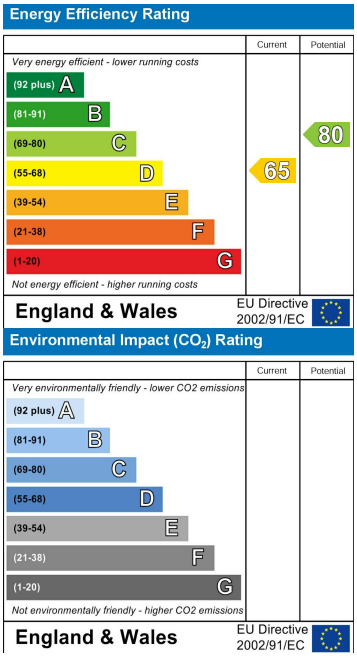












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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