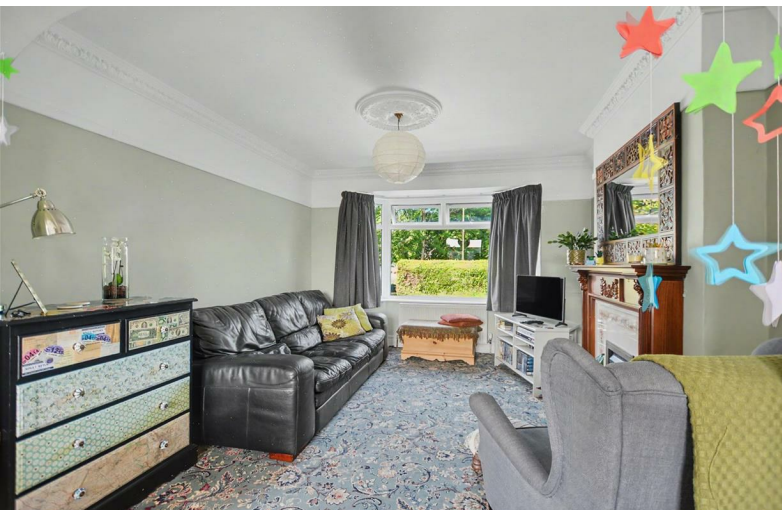




Stapleford Road
Trowell, Nottingham NG9 3QF

£275,000 Freehold

A TRADITIONAL BAY FRONTED THREE
BEDROOM DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS TRADITIONAL 1930'S BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hallway, open plan through lounge and dining room with kitchen. The first floor landing then provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking, detached garage (with power and lighting) and generous non-overlooked rear garden.

The property is located in this desirable Nottinghamshire village which offers a highly regarded village school, good transport links and access to ample outdoor green space along Pit Lane, as well as the canal footpath.

There is also easy access to the neighbouring towns of Stapleford, Beeston and Ilkeston which offer a wide variety of national and independent retailers and shopping facilities.

We believe the property will make an ideal long term family home, as it has been for the current owners. We highly recommend an internal viewing.



ENTRANCE PORCH

uPVC panel and double glazed front entrance door with double glazed windows above and to the side of the door. A further panel and glazed door then provides access into the entrance hallway.

ENTRANCE HALL

13'8" x 6'4" (4.17 x 1.95)

Central panel and glazed entrance door from the porch with surrounding stained glass panels, radiator, staircase rising to the first floor with decorative wood spindle balustrade, picture rail. Doors leading to the kitchen and living area. Alarm control panel, useful understairs storage pantry with light, meters and double glazed window to the side.

LOUNGE

13'10" x 11'5" (4.22 x 3.50)

Double glazed bay window to the front, radiator, media points, decorative coving, ceiling rose, picture rail, central chimney breast incorporating an Adam-style fire surround with decorative tiled insert and hearth, inset coal effect fire. Archway through to the dining area.

DINING AREA

11'8" x 11'6" (3.56 x 3.51)

uPVC panel and double glazed French doors opening out to the rear garden patio, radiator, decorative coving and ceiling rose, picture rail/plate rack. Door to the hallway.

KITCHEN

15'6" x 6'5" (4.73 x 1.96)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashback. Space for cooker, plumbing and space for washing machine and dishwasher, as well as space for a full height fridge/freezer. Double glazed windows to the side and rear, extractor fan, ceiling lights, uPVC panel and double glazed exit door leading onto the side of the house.

FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, picture rail. Doors to bedrooms and bathroom. Loft access point with pull-down loft ladder to a partially boarded, lit and insulated loft space, housing the gas fired combination boiler.

BEDROOM ONE

12'2" x 11'6" (3.72 x 3.52)

Double glazed window to the rear overlooking the rear garden, radiator, coving.

BEDROOM TWO

11'8" x 11'5" (3.56 x 3.49)

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

BEDROOM THREE

9'0" x 8'9" (2.75 x 2.67)

Larger than average. Double glazed window to the front (with fitted blind), radiator, coving, cupboard with useful shelving space.

BATHROOM

7'1" x 6'3" (2.17 x 1.93)

Three piece suite comprising bath with electric shower over, wash hand basin, push flush WC. Tiling to the walls, radiator, coving, panelled ceiling with spotlights, extractor fan, double glazed window to the rear.

OUTSIDE

To the front of the property, there is a lowered kerb entry point to a well screened frontage providing off-street parking for several vehicles, with raised rockery area incorporating a lawn and hedgerow to the boundary line. From the front, there are double gates providing access down the side of the property which leads into the rear garden and the detached garage.

TO THE REAR

The rear garden is of a good overall size, ideal for pets and children, being enclosed by brick wall and timber fencing to the boundary line. The garden offers a good size paved patio seating area (ideal for entertaining) with planted beds and borders leading onto a generous "L" shaped lawn with a further patio area situated towards the foot of the plot. Within the garden, there is an external water tap, lighting point and Belfast sink unit.

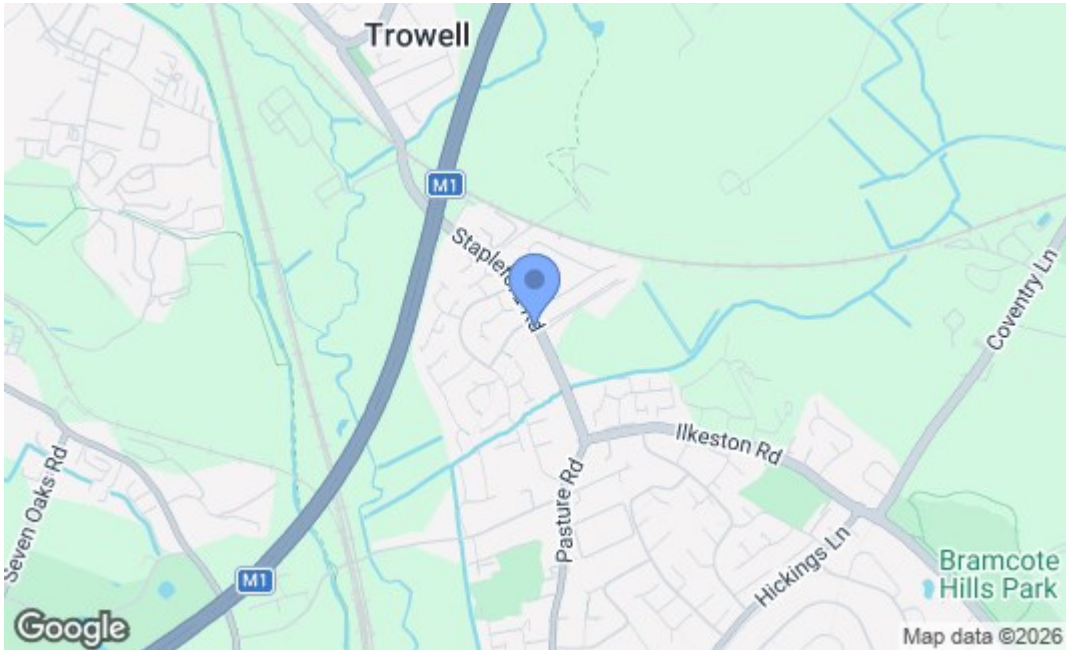
DETACHED GARAGE

Up and over door to the front, power and lighting points.

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 onto Pasture Road and head in the direction of Trowell. At the mini island, continue left onto Trowell Road Stapleford which in turn becomes Stapleford Road Trowell. Just after the turning for Pit Lane, the property can be found on the right hand side, identified by our For Sale board.





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		
		69
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		
		42
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.