



**Hill Rise**  
**Trowell, Nottingham NG9 3PE**

**£269,995 Freehold**

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A THREE BEDROOM DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION IN THE MID 1960'S THIS THREE BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION IN THE POPULAR VILLAGE OF TROWELL.

With accommodation over two floors, the ground floor comprises open front porch leading to an entrance hallway, spacious living room, conservatory and breakfast kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, house alarm system, off-street parking, carport, as well as front and rear gardens.

The property is located in this quiet residential no-through road cul de sac location offering easy access to the nearby village school and local Budgens Convenience Store, as well as the neighbouring towns of Stapleford, Beeston and Ilkeston where a variety of shops, services and amenities can be found.

There is also easy access to good transport links to and from the surrounding area such as Junctions 25 and 26 of the M1 motorway, Nottingham electric tram terminus and Ilkeston train station.

Although requiring a degree of modernisation and improvement, the property is located in this favourable area and would make an ideal family home. We highly recommend an internal viewing.



## OPEN PORCH

## ENTRANCE HALL

9'2" x 8'9" (2.80 x 2.68)

uPVC panel and double glazed entrance door, double glazed window to the front, radiator, telephone point to the half landing, turning staircase rising to the first floor, useful under stairs storage space.

## LIVING ROOM

21'3" x 10'5" (6.50 x 3.18)

Double glazed window to the front, three radiators, coving, wall light points, media points, central brick and tiled fireplace incorporating coal effect style fire, sliding double glazed patio doors opening out into the conservatory.

## CONSERVATORY

11'10" x 6'0" (3.62 x 1.84)

uPVC construction with sloping polycarbonate tinted roof (with fitted blinds throughout), uPVC panel and double glazed exit door to outside, radiator, power, lighting, housing the floor mounted gas central heating boiler.

## KITCHEN DINER

15'4" x 9'2" (4.69 x 2.81)

The kitchen area comprises a matching range of base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and built-in double oven and combination grill. Space for full height fridge/freezer (potential plumbing point for American style fridge/freezer), plumbing for washing machine and dishwasher, radiator, breakfast bar space with further storage drawers, as well as ample space for dining table and chairs, double glazed windows to both the side and rear (both with fitted blinds), uPVC panel and double glazed exit door leading back to the carport.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the front, radiator.

## BEDROOM ONE

12'4" x 10'6" (3.76 x 3.21)

Double glazed window to the front, radiator.

## BEDROOM TWO

12'5" x 10'5" (3.80 x 3.20)

Double glazed window to the rear overlooking the rear

garden and fields beyond, radiator, coving, airing cupboard housing the hot water cylinder.

## BEDROOM THREE

9'0" x 8'2" (2.75 x 2.51)

Double glazed window to the rear overlooking the rear garden and fields beyond, radiator, telephone point, loft access point with loft ladders to a partially boarded, lit and insulated loft space.

## BATHROOM

6'10" x 5'11" (2.09 x 1.82)

Three piece suite comprising panel bath with mixer tap, glass shower screen and 'Triton' electric shower, wash hand basin with mixer tap, push flush WC. Tiling to the walls, ladder towel radiator, spotlights, double glazed window to the side.

## OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a block paved side driveway running along the right hand side of the property providing off-street parking in turn leading to a covered carport and beyond into the rear garden. The front garden offers a central lawn with brick retaining wall and planted flowerbeds housing a wide variety of specimen bushes, shrubs, trees and plants.

## TO THE REAR

The rear garden is split into different areas, initially with block paving continuing under the carport from the front into the rear garden space. There is a timber storage shed with power and lighting, beyond which is a decked area with covered pagoda adjacent to a lawn with planted beds and borders housing a variety of bushes and shrubbery. There is then stepped access to the second part of the garden which is predominantly lawned with planted flowerbeds housing further variety of bushes and shrubbery, with a greenhouse positioned in the top right hand corner of the plot, enclosed by timber fencing to the boundary lines. Within the garden there is an external water tap, lighting points and external power.

## DIRECTIONS

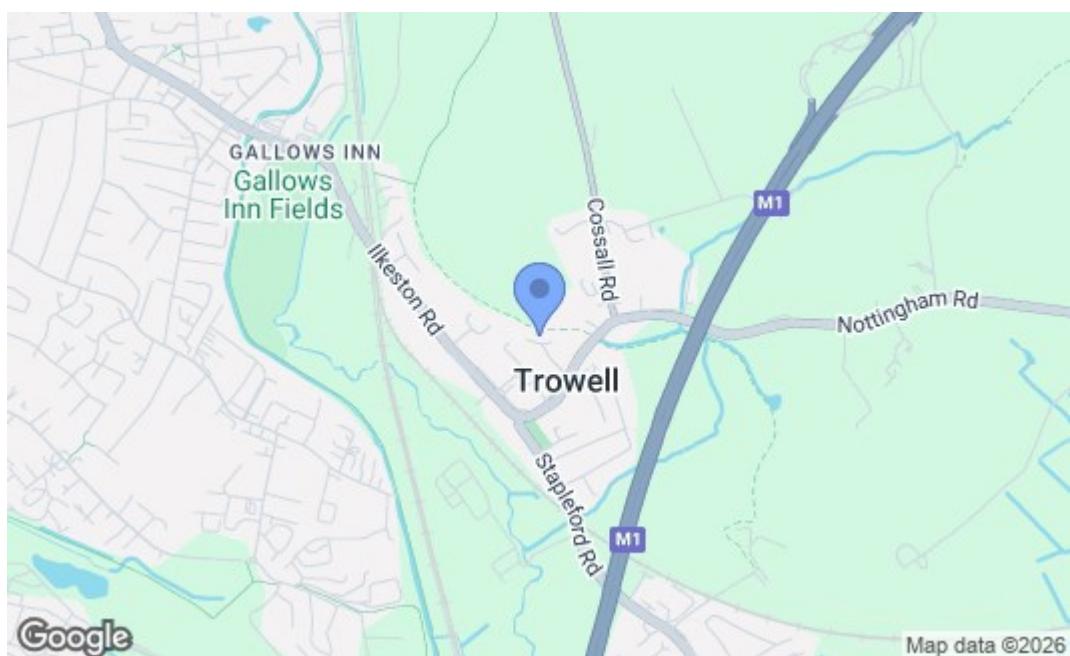
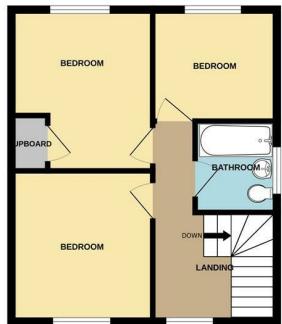
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road continue left onto Pasture Road and continue through Stapleford in the direction of Trowell. Continue through Trowell and at the "T" junction, turn right onto Nottingham Road. Take a left hand turn after Budgens onto Hill Rise and follow the road to the left. The property can be found on the right hand side, identified by our For Sale board.



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



#### 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		
England & Wales		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		
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.