

**Northern Drive  
Trowell, Nottingham NG9 3QN**

**Offers Over £300,000 Freehold**

A SUBSTANTIALLY MODERNISED & IMPROVED BAY FRONTED THREE BEDROOM, THREE BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR & DESIRABLE VILLAGE LOCATION.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND TOTALLY RENOVATED TRADITIONAL BAY FRONTED THREE BEDROOM, THREE BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND DESIRABLE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious bay fronted living room, generous full width dining kitchen, rear lobby, ground floor WC and ground floor studio annex incorporating bedroom, living space and kitchen area with its own en-suite and walk-in style wardrobe, hot/cold air conditioning unit, making an ideal suite for independent living. Rising to the first floor, there are two further double bedrooms each with their own en-suite facility.

The property also benefits from gas fired central heating from combination boiler, double glazing throughout, in/out driveway with ample parking space, soffit lighting surrounding the property, fully landscaped and enclosed South facing garden to the rear.

The property is located in this desirable village location, yet offering easy access to nearby transport links, such as the A52, M1 and Ilkeston train station. There is also easy access to the shops, services and amenities in the neighbouring towns of Stapleford, Beeston and Ilkeston, as well as popular local schools and outdoor countryside access.

The property would suit a variety of different types, given the flexibility of the accommodation, incorporating the ground floor studio annex area. We highly recommend an internal viewing to fully appreciate the work, effort and commitment gone into the property by the current owners over the last few years.



## ENTRANCE HALL

4'1" x 3'11" (1.25 x 1.20)

Feature composite and double glazed front entrance door, vertical radiator, staircase rising to the first floor with decorative panelling to dado height, solid oak internal door leading to the living room.

## LIVING ROOM

18'1" x 12'9" (5.52 x 3.90)

Double glazed bay window to the front (with individually hung fitted blinds), additional double glazed window to the side of the bay (with fitted blinds), two vertical radiators, LED spotlights, media points, media-style wall with inset shelving and lighting, purpose built alcove for sound bar, Kardean flooring. Solid oak internal door leads to the dining kitchen.

## DINING KITCHEN

19'1" x 10'9" (5.82 x 3.29)

The kitchen area comprises a matching range of high quality fitted base and wall storage cupboards and drawers, with marble style quartz tops incorporating inset single sink and draining board with central mixer tap incorporating an instant hot water tap, fitted AEG induction hob with matching extractor canopy over, in-built Zanussi double oven/combination grill with matching Zanussi microwave over. Other in-built appliances include integrated dishwasher, wine chiller and full height fridge and freezer. Double glazed window to the rear (with fitted blinds), LED spotlights, Kardean flooring, in-built bluetooth speaker system, ample space for dining table and chairs, feature double glazed bi-folding doors opening out to the rear garden patio, internal solid oak door to the ground floor lobby.

## GROUND FLOOR LOBBY

4'3" x 3'4" (1.32 x 1.02)

Matching Karnden flooring, further internal solid oak doors leading to the annex-style ground floor bedrooms, and WC.

## WC

4'6" x 2'8" (1.38 x 0.82)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, decorative tile splashbacks and storage cabinet beneath. Matching Kardean flooring, double glazed window to the rear (with fitted blinds).

## GROUND FLOOR STUDIO ANNEX BEDROOM/LIVING SPACE/KIT

max 20'4" x 12'4" (max 6.22 x 3.76)

One open space incorporating a front seating area with feature double glazed windows (with fitted blinds), ample space for bedroom set up, with solid oak internal door access to an en-suite and walk-in style wardrobe. Kitchen area to the rear which incorporates a fitted range of matching handle-less storage cabinets with roll top work surfaces incorporating single sink and draining board with central mixer tap and splashboards. Plumbing space for washing machine and tumble dryer, Mitsubishi hot and cold air conditioning unit, vaulted style ceiling with inset LED spotlights, two Velux roof windows.

## EN-SUITE

6'5" x 4'7" (1.96 x 1.41)

Three piece suite comprising spacious shower cubicle with dual attachment mains shower and sliding glass screen/door, wash hand basin with mixer tap with storage cabinets beneath, hidden cistern push flush WC. Decorative butterfly boarding, chrome ladder towel radiator, double glazed window to the front (with fitted blinds), wall mounted LED lit bathroom mirror. Spotlights, extractor fan.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted Roman blinds), LED spotlights, vertical radiator, decorative panelling to dado height to match the hallway and stairs. Solid oak internal doors to both double bedrooms. Loft access point with wooden fold down loft ladders to an insulated (and some boarding) loft space.

## BEDROOM ONE

12'0" x 11'6" (3.66 x 3.52)

Double glazed window to the front (with fitted blinds), LED spotlights, vertical radiator, a wealth of fitted bedroom furniture incorporating sliding door full height wardrobes, overhead storage cupboards, drawers and either side of the bedframe full height fitted storage cabinets. Solid oak internal door access then leads to the en-suite shower room.

## EN-SUITE SHOWER ROOM

6'2" x 3'9" (1.89 x 1.16)

Modern white three piece suite comprising walk-in enclosed shower cubicle with glass screen and folding half door with a dual attachment mains shower, push flush WC, wash hand basin with mixer tap and storage cabinet beneath. Decorative butterfly boarding to all walls, double glazed window to the front (with inset fitted blind), spotlight, extractor fan, chrome ladder towel radiator, wall mounted LED lit bathroom mirror.

## BEDROOM TWO

10'2" x 8'8" (3.12 x 2.65)

Double glazed window to the rear (with fitted blinds), vertical radiator, Kardean flooring, range of fitted bedroom furniture including full height wardrobes and matching wall mounted bedside drawer. Solid internal door provides access to the en-suite.

## EN-SUITE BATHROOM

7'3" x 5'2" (2.21 x 1.59)

Three piece suite comprising a spa bath with mixer tap, glass shower screen and dual attachment mains shower over, wash hand basin with mixer tap, hidden cistern push flush WC. Fitted bathroom storage cabinets, LED lit wall mounted bathroom mirror, decorative ceramic tile splashbacks, vertical radiator, LED spotlights, extractor fan, double glazed window to the rear (with fitted blinds).

## OUTSIDE

To the front of the property there is a dual access in and out block paved driveway providing off-street parking and turning space, with decorative dwarf brick wall to the boundary line. Access to the front entrance door. Pedestrian access also leads down the right hand side of the property to a lockable gate into the rear garden. Soffit lighting surrounding the property.

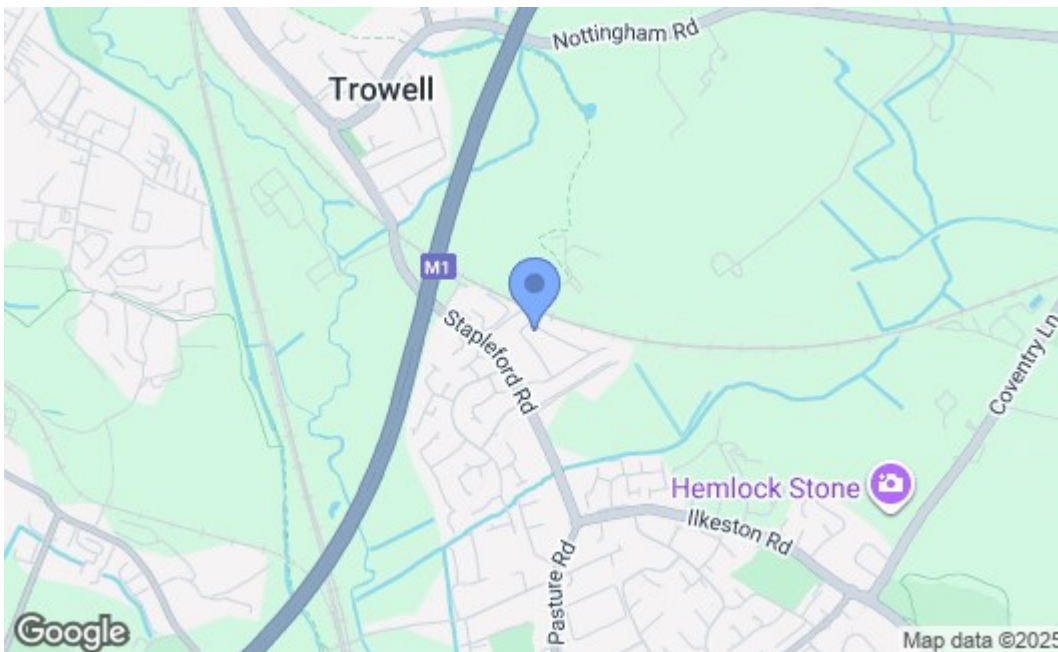
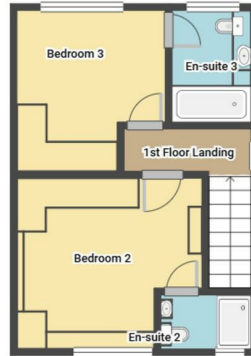
## TO THE REAR

The rear garden is South facing, enjoying sunny aspect all through the day. There is a top level patio seating area (ideal for entertaining), external water tap, extension of the matching patio area to the side. Access then leads down to a high quality enclosed artificial lawn area screened by timber fencing with concrete posts and gravel boards to the boundary line which then opens out to a covered pagoda (currently used as a hot tub area) with the benefit of 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 onto Pasture Road and proceed in the direction of Trowell. At the mini island, veer left and continue in the direction of the garden centre, before taking an eventual right hand turn onto Trowell Grove, just after Pit Lane. Continue to the end and then turn left onto Northern Drive and the property can be found towards the end of the street on the left hand side.





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	82
<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	

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.