Robert Ellis

look no further. . .

Trowell Grove
Trowell, NG9 3QH

AN EXTENDED AND SUBSTANTIAL FOUR BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£225,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TARDIS-LIKE SUBSTANTIALLY EXTENDED BAY FRONTED FOUR BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, sitting room, bathroom, kitchen and utility room. The first floor landing provides access to four bedrooms and a shower room.

The property also benefits from gas fired central heating, double glazing, generous front and rear gardens, with the rear also incorporating off-street parking and garaging accessed via Pit Lane.

Although requiring a degree of modernisation and improvement in places, the property offers the space for that of a growing family and as the property is situated close to the local village school, we believe that the property would make an ideal family home.

Other benefits to the area are the good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.

ENTRANCE HALL
8'4" x 3'11" (2.56 x 1.21)
uPVC panel and double glazed front entrance door and full height double glazed window to the side of the door, matching double glazed window to the front, radiator, coving, stairs to the first floor, doors to living room and dining area.

LOUNGE
13'4" x 11'10" (4.07 x 3.63)
Double glazed bay window to the front with rose effect stained glass top panels, radiator, media points, central chimney breast with decorative brick fireplace and tiled hearth.

DINING ROOM
17'10" x 4'5" (5.45 x 1.36)
Two double glazed windows to the right hand side, radiator, coving, useful understairs storage cupboard and decorative archway leading through to the sitting room.

SITTING ROOM
10'11" x 10'7" (3.35 x 3.23)
Radiator, media points, coving, door to ground floor bathroom and opening through to the kitchen.

BATHROOM
9'3" x 4'4" (2.83 x 1.33)
Coloured three piece suite comprising bath with central mixer tap and handheld shower attachment, low flush WC and wash hand basin with storage cupboards beneath and tiled splashbacks. Double glazed window to the rear, partial wall tiling, mirror fronted bathroom cabinet, radiator, coving and airing cupboard housing hot water cylinder.

KITCHEN
11'5" x 6'8" (3.49 x 2.04)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit and draining board with central mixer tap and tiled splashbacks, space for cooker and plumbing for dishwasher, wall mounted gas fired boiler (for central heating), double glazed window to the rear, glass fronted crockery cupboards, display shelving, panel and glazed door to the utility room.

UTILITY ROOM
7'8" x 5'11" (2.35 x 1.82)
uPVC panel and double glazed exit door to the conservatory, double glazed window to the rear, coat pegs and useful fitted storage cupboards with shelving and hanging space.

CONSERVATORY
Brick and double glazed construction with double glazed windows to both sides and the rear, double glazed French doors opening out to the rear garden, light protecting polycarbonate sloping roof, laminate flooring and radiator.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room, useful storage cupboard with matching overhead storage, coving and loft access point.

BEDROOM ONE
11'4" x 10'9" (3.47 x 3.30)
Double glazed window to the front, radiator, coving, range of fitted wardrobes with matching overhead storage cupboards and central vanity dresser and drawers.

BEDROOM TWO
10'11" x 8'2" (3.35 x 2.51)
Double glazed window to the rear overlooking the garden and views over Pit Lane, radiator, coving.

BEDROOM THREE
7'8" x 6'8" (2.35 x 2.05)
Double glazed window to the rear also enjoying the views beyond, radiator, coving.

BEDROOM FOUR
10'6" x 8'3" reducing to 4'1" (3.22 x 2.52 reducing to 1.27)
With two double glazed windows to the front and radiator.

SHOWER ROOM
7'7" x 5'5" (2.33 x 1.66)
Three piece suite comprising walk-in tiled shower cubicle with electric shower and foldaway shower door, wash hand basin with storage drawers beneath and tiled splashbacks, low flush WC. Double glazed window to the rear and radiator.

OUTSIDE
To the front of the property there is a substantial front garden making the house sit well back from the road incorporating a wide variety of specimen bushes, shrubs and plants. There is a pedestrian gate and pathway which provides access to the front entrance door.

REAR GARDEN
Of a good proportion benefitting from an initial paved patio seating area accessed directly from the conservatory door, walled-in garden space with timber fencing to one side, external water tap. The rear garden then continues beyond the paved patio to a rear driveway space offering plenty of off-street parking incorporating a detached garage, timber shed and double gates providing access to a further parking area which is accessed via Pit Lane.

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, veer left onto Pasture Road and head in the direction of Trowell. At the mini roundabout, veer left and continue onto Stapleford Road, Trowell, look for and take an eventual right hand turn onto Trowell Grove. Continue around the bend and the property can be found on the right hand side identified by our For Sale board.

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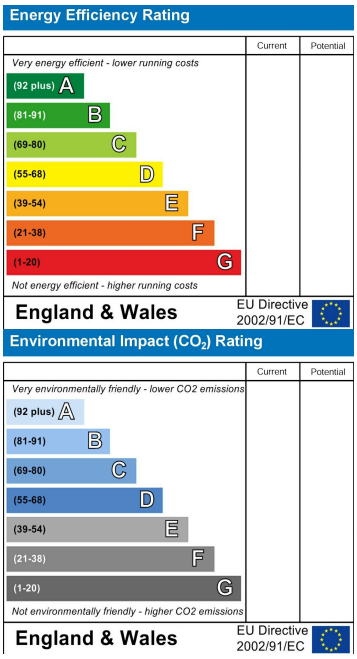

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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