Robert Ellis

look no further...

St. Helens Crescent
Trowell, Nottingham NG9 3PZ

A TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£279,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED THREE BEDROOM SEMI-DETACHED HOUSE POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC.

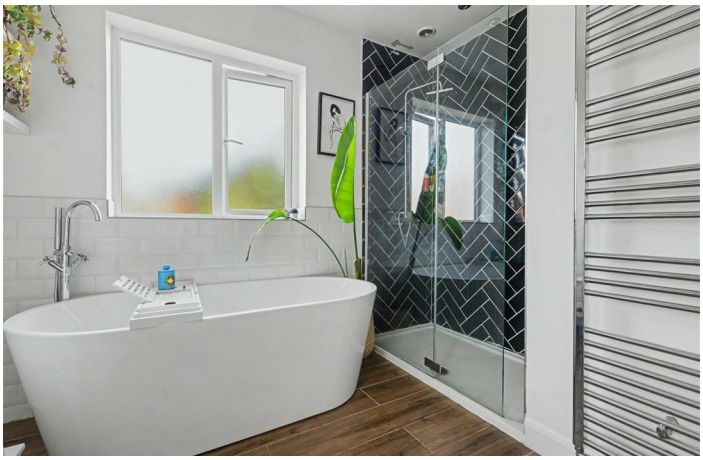
With accommodation over two floors, the ground floor comprises open porch leading to entrance hallway with useful understairs storage space, separate living room with feature multi-fuel burning stove and full width, open plan living dining kitchen to the rear. The first floor landing then provides access to three bedrooms and a spacious, luxurious four piece bathroom suite.

The property benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking and generous front, side and rear gardens incorporating one of the largest plots on the cul de sac.

Ideally suited to both first time buyers and young families alike, the property is situated within close proximity of the nearby village junior school, excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and Ilkeston train station.

There is a variety of national and independent retailers positioned in the neighbouring towns of Ilkeston, Beeston and Stapleford. More locally, there is the Morrison convenience store situated just around the corner on Nottingham Road.

We highly recommend an internal viewing.



OPEN PORCH
Composite and double glazed feature front entrance door surround by double glazed windows set within a decorative exposed brick archway of soldier bricks.

ENTRANCE HALLWAY
12'6" x 6'4" (3.82 x 1.95)
Composite and double glazed feature front entrance door, staircase rising to the first floor with useful under stairs storage space with the benefit of power and lighting, radiator, doors to living room and dining kitchen, feature herringbone-style flooring.

LIVING ROOM
16'1" x 13'1" (4.92 x 4.01)
Double glazed bay window to the front, radiator, media points, feature herringbone-style flooring and central chimney breast incorporating an Adam-style fire surround with inset feature multi-fuel burning stove sat on a slate/granite hearth.

OPEN PLAN DINING KITCHEN
20'0" x 10'0" (6.12 x 3.06)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with inset single Belfast sink unit with central swan-neck mixer tap and decorative tiled splashbacks. Space for Range cooker with extractor canopy over, integrated fridge/freezer and integrated washing machine and dishwasher. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the rear, spotlights, tiled floor, open shelving and opening through to the dining area. The dining area has matching tiled floor to the kitchen, ample space for dining table and chairs, radiator, spotlights and uPVC double glazed French doors opening out to the rear garden patio.

FIRST FLOOR LANDING
Double glazed window to the side and doors to all bedrooms and bathroom.

BEDROOM ONE
13'10" x 10'11" (4.23 x 3.34)
Double glazed window to the front, radiator and a range of fitted double wardrobes and matching overhead storage cupboards along one wall.

BEDROOM TWO
12'4" x 11'6" (3.77 x 3.52)
Double glazed window to the rear and rear garden. Loft access point with feature wooden pull-down ladder to a partially boarded, lit and insulated loft space (ideal for storage purposes).

BEDROOM THREE
6'6" x 6'5" (2.00 x 1.96)
Double glazed window to the front and radiator.

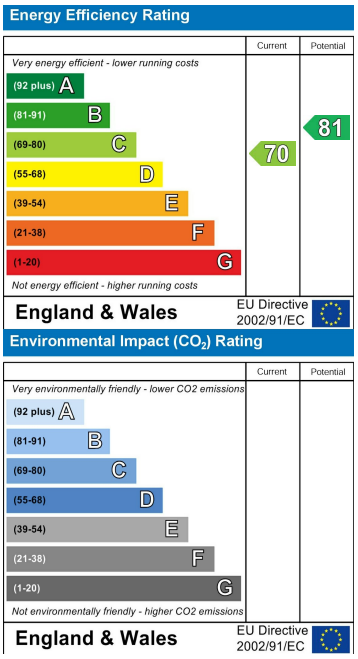
BATHROOM
9'10" x 8'0" (3.00 x 2.45)
Luxurious four piece suite comprising freestanding bathtub with floor mounted raised mixer tap, separate shower cubicle with feature dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, and push flush WC. Double glazed windows to both the side and rear, tiling to dado height, spotlights, extractor fan and radiator.

OUTSIDE
To the front of the property, there is an extensive driveway providing ample off-street parking with further access leading to double gates down the left hand side providing further secure parking and access into the rear garden. The front has a generous lawn which could be used for further parking (if required) and a stepping stone pathway leads towards the front entrance door.

TO THE SIDE
Beyond the pedestrian gate from the driveway, there is an extensive side garden which would make for further parking (if required) and opens out into the rear garden.

TO THE REAR
The rear garden is of a generous side (ideal for families and pets) fully enclosed by timber fencing to the boundary lines and offers an extensive patio space (ideal for entertaining) with raised timber flowerbeds and stepped access leading onto a central garden lawn. There is 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 Trowell Road and continue in the direction of the garden centre. At St Helen's Church, turn left onto Ilkeston Road and then take a right hand turn onto St Helen's Crescent. The property can then be found as the road bends round to the left 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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