



Tiree Close  
Trowell, Nottingham NG9 3RG

**Offers Over £220,000 Freehold**

A TWO BEDROOM DETACHED BUNGALOW POSITIONED IN THIS CUL DE SAC LOCATION BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS 1988 CONSTRUCTED TWO BEDROOM DETACHED BUNGALOW LOCATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

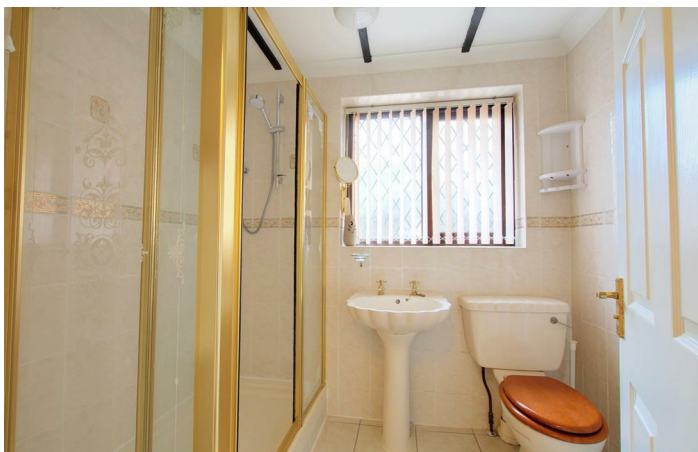
With single level accommodation comprising kitchen, living room, inner hallway, central bathroom, two bedrooms and conservatory.

The property also benefits from gas fired central heating from a boiler which was fitted in 2014, cavity wall insulation, double glazing, off-street parking, enclosed low maintenance gardens and detached garage to the rear with power and lighting.

The property was constructed in 1988 and sits favourably within this now well established residential location within close proximity of nearby shops, services and amenities in the nearby towns of Stapleford, Beeston and Ilkeston.

For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is situated on a flat, level plot with off-street parking to the front, down the side leading to a detached garage. The property will suit those looking to downsize and would highly recommend an internal viewing.



## KITCHEN

12'11" x 9'8" (3.95 x 2.97)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central swan neck mixer tap and tiled splashbacks. Fitted counter level four ring gas hob with extractor over and oven beneath, space for freestanding fridge and freezer, built-in cupboard space for washing machine, double glazed window to the front with fitted blinds, decorative beam effect ceiling, coving, tiled floor, radiator, electric ceiling fan, uPVC exit door to driveway, Georgian-style panel and glazed door to inner hallway.

## INNER HALLWAY

7'10" x 2'10" (2.40 x 0.87)

Panel and glazed door giving access back to the kitchen, archway through to the living room, coving, decorative beamed ceiling. Doors to both bedrooms and further door to shower room. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## LOUNGE

18'10" x 11'6" (5.76 x 3.53)

Two double glazed windows to the front both with fitted blinds, two radiators with display cabinets, coving, decorative beamed ceiling, feature Adam-style fire surround incorporating coal effect gas fire, media points.

## SHOWER ROOM

7'3" x 5'6" (2.22 x 1.68)

Three piece suite comprising tiled and enclosed shower cubicle, mains shower, foldaway glass shower door, low flush WC, wash hand basin. Tiling to the walls and floor, double glazed window to the side with fitted blinds, ladder towel radiator, coving, decorative beamed ceiling, wall mounted mirror fronted bathroom cabinet.

## BEDROOM ONE

11'6" x 10'11" (3.53 x 3.35)

Double glazed window to the rear with fitted blinds, radiator with display cabinet, coving, ceiling rose, electric ceiling fan, a range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards.

## BEDROOM TWO

10'3" x 8'11" (3.13 x 2.73)

Double glazed window to the side with fitted blinds, radiator with display cabinet, fitted wardrobes with matching drawers, overhead storage cupboards and display shelving. Coving,

decorative beamed ceiling, laminate flooring, double glazed French doors opening out to the conservatory.

## CONSERVATORY

19'4" x 18'2" (5.90 x 5.56)

Double glazed construction with pitched roof, tiled floor, two ceiling fans, radiator, power and lighting points, double glazed French doors giving access to the rear garden.

## OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for several cars, decorative gravel chippings, double gates then provide access down the right hand side of the property to a covered carport and block paving to the front providing further off-street parking, in turn leading to the garage, pedestrian gated access into the rear garden. To the side driveway there is an external water tap, lighting point and uPVC door access back to the property.

## TO THE REAR

The rear garden is enclosed being relatively low maintenance, predominantly paved for entertaining. Raised and planted flowerbeds housing a variety of mature bushes, shrubs, trees and plants. Built BBQ area, rockery pond, greenhouse, bin storage area, pedestrian gated access back to the driveway, uPVC side door into the garage.

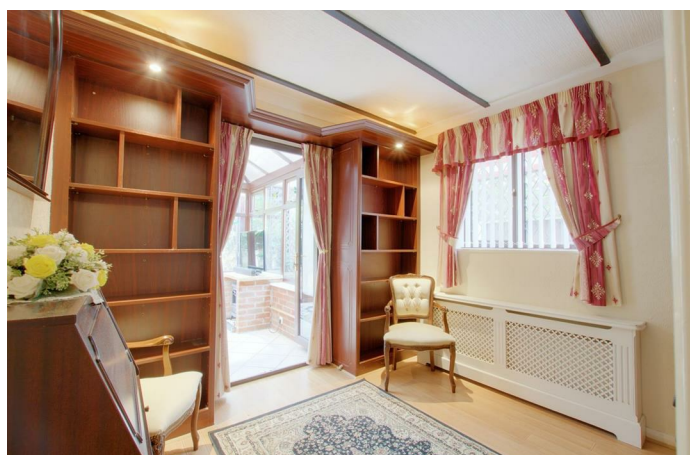
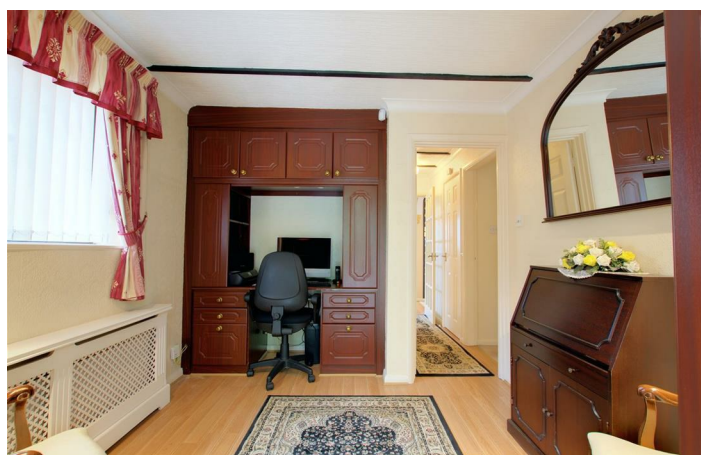
## DETACHED GARAGE

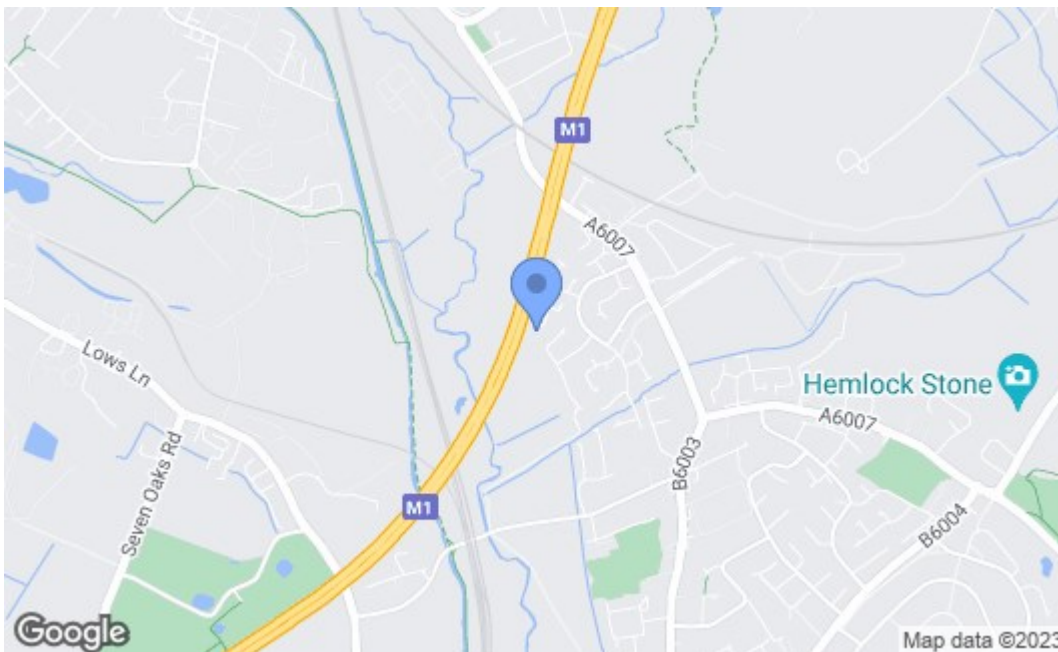
17'9" x 8'11" (5.42 x 2.72)

Up and over door to the front, power and lighting points, uPVC door to the side, side window and roof loft storage space with further lighting point.

## 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 proceed in the direction of Trowell. At the mini roundabout veer left and continue in the direction of Ilkeston before taking a left hand turn onto Trowell Park Drive. Take the second right hand turn onto Iona Drive, and then the first left onto Tiree Close. Continue along to the head of the cul de sac where the bungalow can be found straight ahead.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.