Robert Ellis

look no further. . .

Ilkeston Road
Trowell, Nottingham NG9 3PY

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE.

Offers In The Region Of

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED EXTENDED TO THE GROUND FLOOR THREE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR VILLAGE LOCATION.

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

The property also benefits from gas fired central heating, double glazing, ample off-street parking and a generous 100ft+ garden to the rear.

The property is situated in this popular and established village location with easy access to nearby schooling, shopping facilities, amenities and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus, Ilkeston train station and localised bus and road networks.

We believe that property make an ideal family home and would therefore highly recommend an internal viewing.

ENTRANCE HALL
15'4" x 5'10" (4.68 x 1.79)
Composite and double glazed front entrance door set within a decorative archway with double glazed full height windows to either side of the door, staircase rising to the first floor with decorative open spindle balustrade, herringbone flooring, radiator, doors to living room, front sitting room and kitchen. Useful understairs storage cupboard, door to ground floor WC.

WC
4'3" x 2'6" (1.31 x 0.78)
Low flush WC and wash hand basin with tiled splashbacks. Tile effect flooring, double glazed window to the side, extractor fan and meter cupboard box.

FRONT SITTING ROOM
12'10" x 10'11" (3.92 x 3.35)
Double glazed bay window to the front, herringbone flooring, coving, wall light points, radiator and feature Adam-style fire surround with inset coal effect fire.

LIVING ROOM
16'0" x 11'0" (4.89 x 3.36)
Wooden flooring, radiator, coving, decorative ceiling rose, media points, Adam-style fireplace with marble insert and hearth housing a coal effect fire. Archway through to dining room.

DINING ROOM
15'4" x 10'11" (4.68 x 3.35)
Coving, two decorative ceiling roses, continuation of the wooded flooring from the lounge, radiator with display cabinet, double glazed French doors opening out to the rear garden deck with double glazed windows to either side with fitted blinds.

KITCHEN
14'9" x 8'5" (4.50 x 2.59)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces and matching breakfast bar area. Inset one and a half bowl sink unit with draining board and central mixer tap, fitted counter level four ring gas hob with curved extractor fan over, integrated eye level oven and grill, in-built fridge/freezer and dishwasher, double glazed window to the rear, archway back to the utility room, door to the dining room.

UTILITY ROOM
12'0" x 6'4" (3.67 x 1.95)
uPVC panel and double glazed side exit door, double glazed window to the side, radiator, tile effect flooring, wall mounted gas fired central heating boiler, useful base storage cupboards with roll top work surfaces above and plumbing for undercounter washing machine and tumble dryer. Archway through to kitchen.

FIRST FLOOR LANDING
Double glazed window to the side, decorative open spindle balustrade, dado rail, doors to all bedrooms and bathroom, loft access point to a partially boarded and insulated loft space with drop down lighting cable.

BEDROOM ONE
12'7" x 11'3" (3.85 x 3.43)
Double glazed window to the rear overlooking the rear garden with fitted roller blind, radiator, coving and wardrobes to one wall.

Outside

Directional Note

BEDROOM TWO
12'10" x 11'0" (3.93 x 3.37)
Double glazed bay window to the front and radiator.

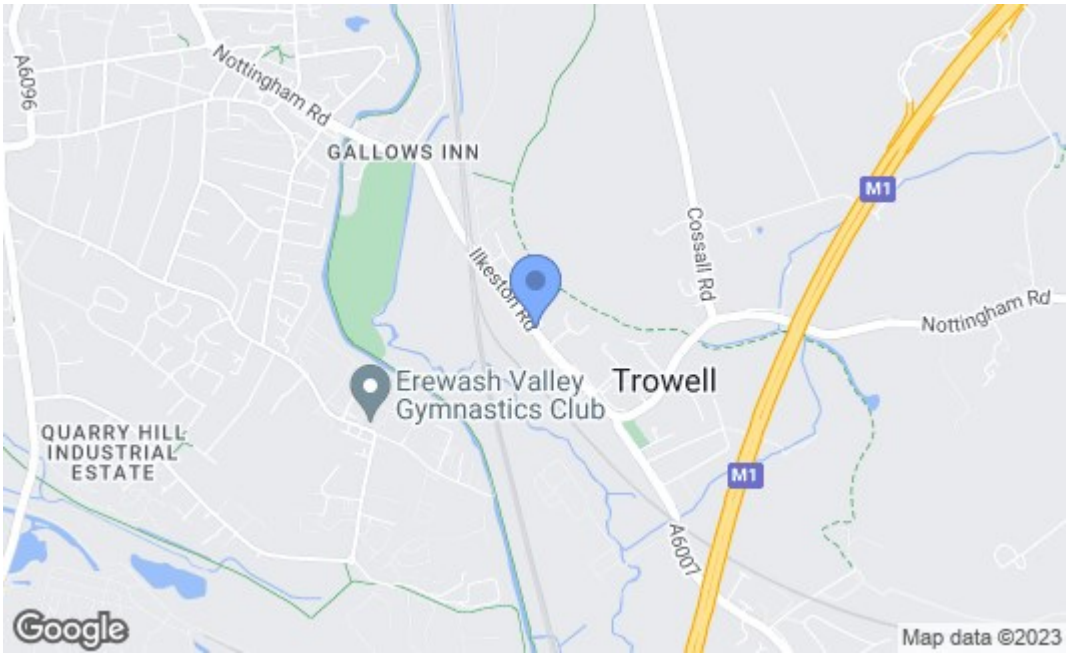
BEDROOM THREE
6'7" x 5'9" (2.02 x 1.77)
Double glazed window to the front, radiator and laminate flooring.

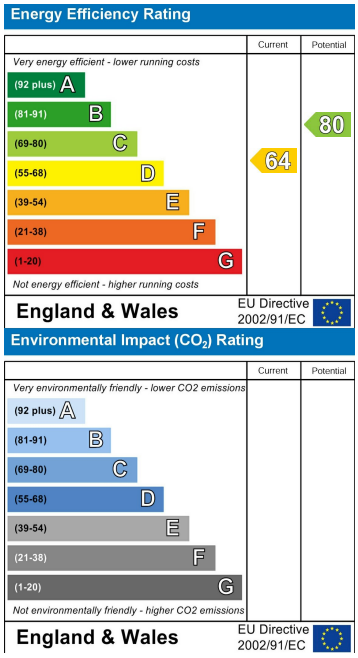
BATHROOM
8'7" x 5'9" (2.62 x 1.76)
Four piece suite comprising tiled and enclosed corner shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap, separate bathtub with mixer tap and handheld shower attachment. Fully tiled walls and floor, double glazed window to the rear, extractor fan and spotlights.

OUTSIDE
To the front of the property there is a tarmac driveway with block paved edging providing off-street parking for three/four cars. Pedestrian access down the right hand side of the property and access to the front entrance composite door.

TO THE REAR
You are greeted initially from the French doors from the dining room onto a large split level decked area (ideal for entertaining, making the most of the morning and afternoon sunlight). This then leads on beyond planted beds with decorative plum slate chippings housing a variety of mature bushes and shrubbery. The decking then drops down to a further gravel entertaining space with covered bar and BBQ area. This then open out to a lawned garden enclosed by timber fencing with planted borders and beds with decorative plum slate chippings housing a further variety of specimen bushes, shrubs, trees, plants and wildlife areas. Double gates through a timber archway. Then the rear part of the garden which is enclosed by timber fencing with concrete posts and gravel boards to the boundary line offering a fantastic further lawn section (ideal for families), wildlife areas within the garden and planted bushes, shrubs, trees and plants. There are two timber storage sheds to this area. Within the garden there is an outside water tap, several outside power points and security 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, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island, veer left onto Trowell Road. Continue through Trowell and as you approach the "T" junction adjacent to St Helens Church, turn left onto Ilkeston Road and turn left into the slip road (still Ilkeston Road). The property can then be found towards the end of the slip road on the left hand side identified by our For Sale board. Ref: 8063NH





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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