



Northern Drive  
Trowell, Nottingham NG9 3QL

A THREE/FOUR BEDROOM BAY FRONTED  
SEMI DETACHED HOUSE.

**£209,995 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BAY FRONTED TRADITIONAL THREE/FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR VILLAGE LOCATION.

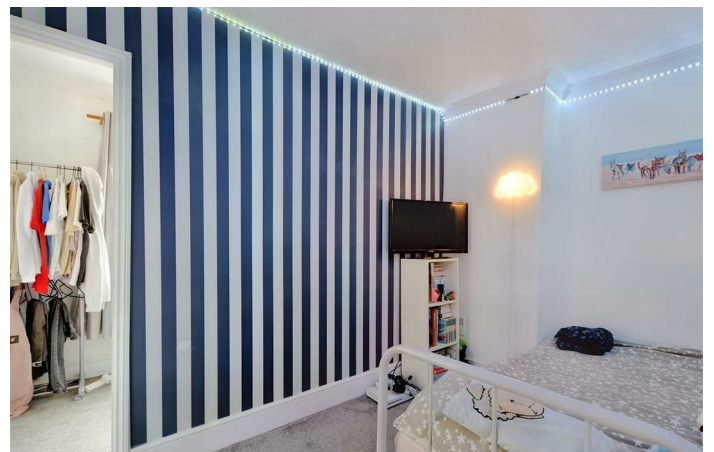
The accommodation is split over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, bay fronted lounge, kitchen, ground floor bathroom and conservatory. The first floor landing provides access to the bedrooms with the front bedroom having been internally split with a partition wall creating two bedrooms at the front. This room could easily be divided back into one main room (if required) by the removal of the central partition wall. The property benefits from an unregulated converted attic space with a wooden pull down ladder. The attic space benefits from a skylight, boarding, plastering, power and lighting, which has been used by the current owners as an office space.

The property also benefits from gas fired central heating from a combination boiler, uPVC double glazing, re-fitted kitchen and bathroom (2014), off-street parking and generous garden space to the rear.

Historically, the property has also had drawings submitted for a two storey side extension creating further space on both levels. However, plans were never fully submitted for approval and would need to be re-investigated by the onward purchaser (if required).

The property is located in this popular village location which has an excellent nearby village school, offers easy access to the nearby towns of Stapleford and Ilkeston which offer a wide variety of shops and services. There is also easy access to open space and countryside and nearby transport links such as the A52, M1, tram and train stations.

We believe that the property would make an ideal first time buy or young family home and would highly encourage and internal viewing.



## ENTRANCE HALL

Composite and double glazed front entrance door, radiator, coving, staircase rising to the first floor. Door to lounge.

## LOUNGE

13'6" x 11'11" (4.12 x 3.64)

Double glazed bay window to the front (with fitted blinds), radiator, laminate flooring, media points, coving, Adam-style fire surround incorporating an inset coal effect gas fire. Door to kitchen.

## KITCHEN

10'11" x 10'5" (3.35 x 3.19)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl counter-level sink unit with draining board and mixer tap. Integrated space for a dishwasher (not working), washing machine and fitted counter-level four ring gas hob with extractor over and oven beneath. Integrated (recently replaced) fridge and freezer, boxed-in meter cupboard, wall mounted boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), useful understairs utility area with radiator. The kitchen has a tiled floor, spotlights and a double glazed window to the side (with fitted Roman blind). Door to ground floor bathroom and uPVC panel and double glazed door to the conservatory.

## BATHROOM

10'9" x 4'5" (3.28 x 1.35)

Modern white four piece suite comprising bath, wash hand basin with mixer tap, push flush WC and separate tiled and enclosed shower cubicle with mains shower. Partial wall tiling, tiled floor, double glazed window to the rear, wall mounted chrome heated ladder towel radiator, spotlights and extractor fan.

## CONSERVATORY

9'1" x 8'11" (2.79 x 2.73)

Brick and double glazed construction with pitched roof, uPVC panel and double glazed French doors opening out to the rear garden, radiator, uPVC panel and double glazed internal door back to the kitchen, and matching to the kitchen tiled floor.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted Roman blind), decorative coving, doors to bedrooms and loft access point with wooden pull down loft ladder to a boarded, lit, insulated and plastered loft space with a Velux roof window.

## BEDROOM ONE

11'5" x 7'9" (3.48 x 2.37)

Double glazed window to the rear overlooking the rear garden, radiator and coving.

## BEDROOM TWO

8'0" x 7'3" (2.46 x 2.21)

Coving and opening through to bedroom three.

## BEDROOM THREE

15'4" x 5'4" (4.69 x 1.63)

Two double glazed windows to the front, radiator and coving.

## BEDROOM FOUR

12'0" x 6'3" (3.67 x 1.92)

Double glazed window to the rear, radiator, coving and visible floorboards.

## OUTSIDE

To the front of the property there is a dwarf brick boundary wall to the boundary line, front lawn, planted rockery and decorative slate chippings. There is off-street parking accessed via a lowered kerb frontage to a driveway that leads down the right hand side of the property, which in turn goes to the rear garden.

## REAR GARDEN

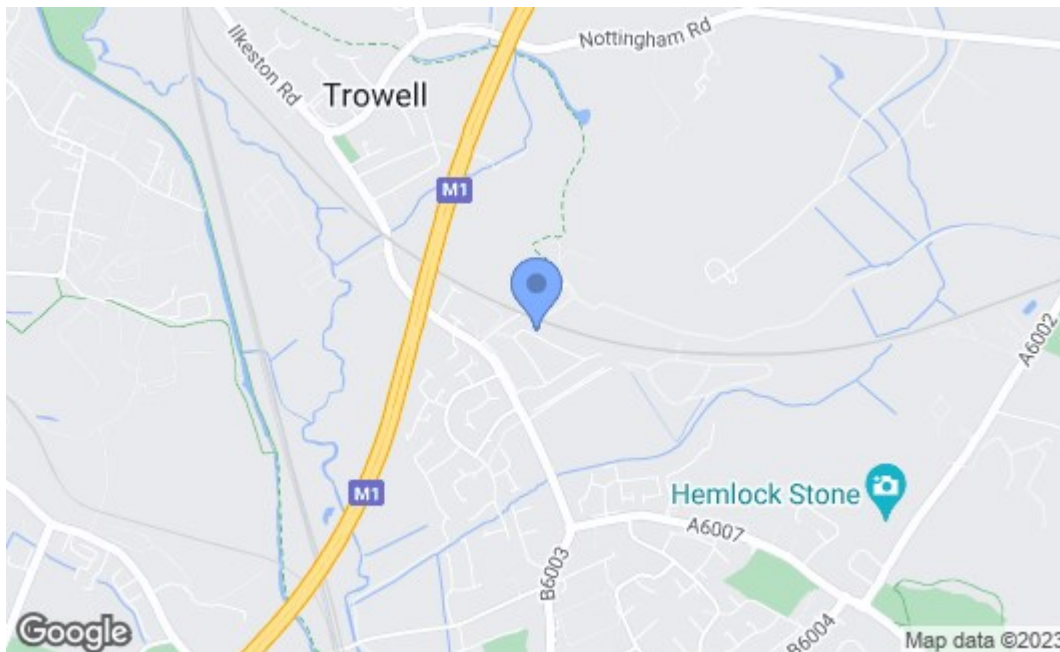
Enclosed by timber fencing to the boundary line predominantly with concrete posts and gravel boards. The garden is predominantly lawned (ideal for families) incorporating a timber storage shed to the foot of the plot. There is a decorative gravel patio area (ideal for entertaining), access back to the driveway and external water tap.

## 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 island, veer left and continue until you reach the right hand turn to Trowell Grove. On Trowell Grove take a left onto Northern Drive and the property can then be found on the right hand side identified by our For Sale board.

Ref: 7908NH





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			
		62	80
<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.