



Trowell Park Drive  
Trowell, Nottingham NG9 3RA

**£230,000 Freehold**

A TWO BEDROOM BOX BAY FRONTED  
DETACHED BUNGALOW OFFERED FOR  
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TWO BEDROOM DETACHED BOX BAY FRONTED BUNGALOW SITUATED WITHIN THIS EVER POPULAR RESIDENTIAL LOCATION WITHIN TROWELL PARK.

With single level accommodation comprising entrance lobby with useful storage cupboard, box bay fronted living room, breakfast kitchen, inner hallway, two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, off-street parking, detached garage and enclosed garden to the rear.

The property is located within Trowell Park, a 1980's built estate within easy reach of excellent nearby shopping facilities and amenities in the nearby towns of Stapleford, Beeston and Ilkeston. There is also easy access to good transport networks such as the A52 and motorway junction, as well as nearby bus services and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is situated on a level lying plot front to back, and would be ideal for those looking to downsize to a single level property and we would therefore highly recommend an internal viewing.



## ENTRANCE HALL

5'6" x 3'6" (1.70 x 1.08)

uPVC panel and double glazed front entrance door with fitted roller blind, radiator, coving, useful storage cupboard with shelving, hanging rail and electricity, consumer box and door to lounge.

## LOUNGE

19'3" x 10'9" expanding to 13'1" (5.87 x 3.28 expanding to 3.99)

uPVC double glazed walk-in box bay window to the front (with fitted blinds), radiator, feature Adam-style fire surround incorporating coal gas fire, media points, coving, wall light points, door to kitchen and door to inner hallway.

## KITCHEN

10'7" extending to 12'9" x 8'6" (3.23 extending to 3.90 x 2.60)

The kitchen comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces, inset counter-level one and a half bowl sink unit with draining board and swan-neck mixer tap, tiled splashbacks, space for cooker, plumber for washing machine, space for fridge/freezer, double glazed window to the side (with fitted roller blind), uPVC panel and double glazed side exit door to driveway (also with fitted roller blind), radiator and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with useful storage shelving space.

## INNER HALLWAY

5'6" x 2'11" (1.70 x 0.89)

Doors to both bedrooms and bathroom, coving and loft access point.

## BEDROOM ONE

12'2" x 10'0" (3.72 x 3.05)

Double glazed window to the rear (with fitted blinds), radiator, coving, TV point and a range of fitted wardrobes.

## BEDROOM TWO

8'8" x 7'11" (2.66 x 2.43)

Double glazed window to the rear (with fitted blinds), radiator and coving.

## BATHROOM

6'5" x 5'6" (1.97 x 1.69)

Three piece suite comprising sunken lower access bath with electric shower over, low flush WC and wash hand basin. Fully tiled walls, double glazed window to the side (with fitted roller blind), wall mounted mirror fronted bathroom cabinet, fixed bathroom mirror with light and shaver point above, and radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry to a tarmac driveway which leads down the left hand side of the property towards the garden and garage, secured by pedestrian and driveway wrought iron gates. To the front, there is a further easy to maintain presscrete area with a small space for planted bushes and shrubbery. Also down the side of the property there are both external meters and an external water tap. Beyond the driveway, there is further decorative railings and matching pedestrian gate with decorative dwarf wall and coping stones leading into the rear part of the garden which is designed for ease of maintenance, being split into various paved seating areas with a central curved block paved patio flanked by chipped bark, decorative borders housing a variety of mature bushes and shrubbery. Within the garden, there is a personal access uPVC door into the garage and to the rear part of the garage there is a useful area for a timber storage shed.

## DETACHED GARAGE

With up and over door to the front, power, lighting, uPVC double glazed side exit door and double glazed side window.

## 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 continue in the direction of Trowell. At the mini traffic island, veer left and continue along before taking the second turn on the left onto Trowell Park Drive. Follow the bend in the road around to the left and the bungalow can then be found on the left hand side.

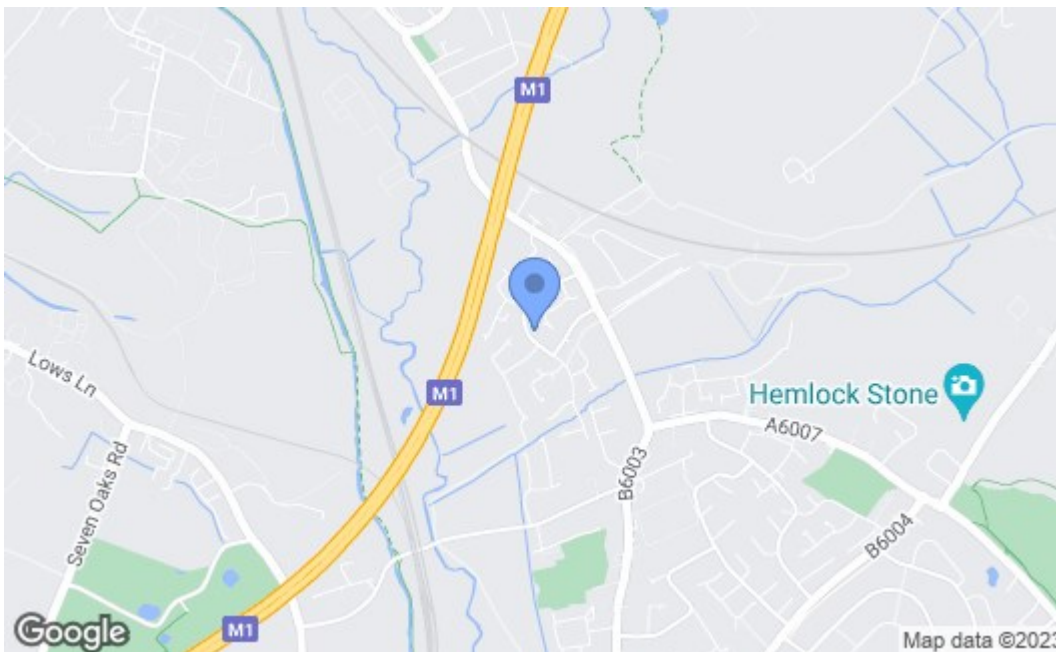
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GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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