Robert Ellis

look no further. . .

Haynes Avenue
Trowell, Nottingham NG9 3NY

A RECENTLY UPGRADED THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A GENEROUS OVERALL PLOT OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Asking Price £270,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RECENTLY UPGRADED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET YET ESTABLSHED RESIDENTIAL CUL DE SAC LOCATION WITHIN TROWELL VILLAGE.

The property has the benefit of being brought to the market with NO UPWARD CHAIN and sits on a generous overall plot, with off-street parking to the front, a larger than average garage to the side and a generous rear garden with personal access gate to the Nottinghamshire Canal footpath to the rear.

The accommodation of the property as a whole comprises an entrance hall, living room, dining room, kitchen with useful pantry to the ground floor. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking and a larger than average detached garage with electrically operated door, power and lighting points.

The property is located favourably in this quiet village location which offers a local village school, fantastic nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to both Nottinghamshire Hospitals via the nearby ring road. There is also easy access to further shops, services and amenities in the nearby towns of Stapleford, Beeston and Ilkeston.

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

ENTRANCE HALLWAY
8'8" x 5'11" (2.66 x 1.81)
Panel and glazed front entrance door with window to the side of the door, telephone point, radiator, staircase rising to the first floor and then doors to lounge and kitchen.

LOUNGE
13'1" x 12'11" (4.01 x 3.96)
Double glazed window to the front (making the most of the views beyond), media points, Adam-style fire surround, radiator, coving and opening through to the dining room.

DINING AREA
10'3" x 8'10" (3.13 x 2.71)
Double glazed window to the rear, radiator and Virgin Media point, coving, door to kitchen.

KITCHEN
10'3" x 9'11" (3.13 x 3.03)
Equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap. Fitted counter-level four ring gas hob with recently re-fitted Neff oven beneath and Cooke & Lewis curved extractor canopy over. Space for under-counter appliances, spotlights, coving, glass fronted crockery cupboards, display shelving, radiator, double glazed window to the rear, panel and glazed door to outside, useful understairs pantry cupboard which houses the gas and electricity meters, double glazed window to the side and double power point.

FIRST FLOOR LANDING
Double glazed window to the side, coving, doors to all bedrooms and bathroom. Loft access point with wooden pulldown ladder to majority boarded, lit and insulated loft space.

BEDROOM ONE
13'2" x 10'9" (4.03 x 3.29)
Double glazed window to the front (enjoying far reaching views over the surrounding area), radiator, telephone point, range of fitted bedroom furniture including wardrobes, drawers, vanity area and overhead storage cupboards.

BEDROOM TWO
12'1" x 10'11" (3.69 x 3.34)
Double glazed window to the rear (overlooking the rear garden), radiator.

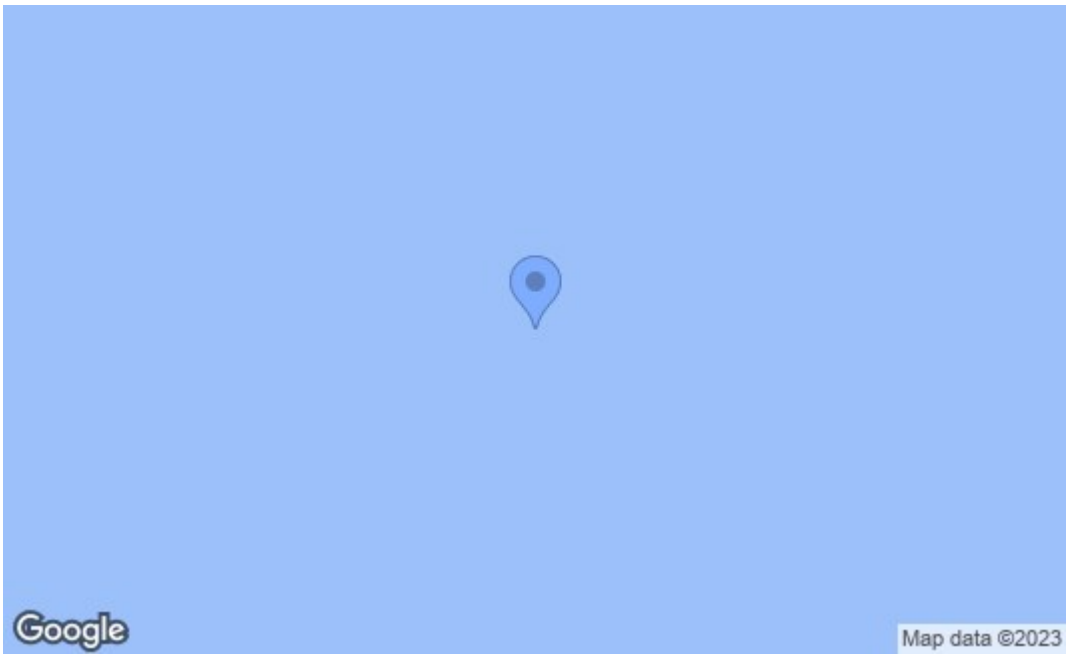
BEDROOM THREE
9'0" x 7'11" (2.76 x 2.42)
Double glazed window to the front (enjoying far reaching views of the surrounding area), radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

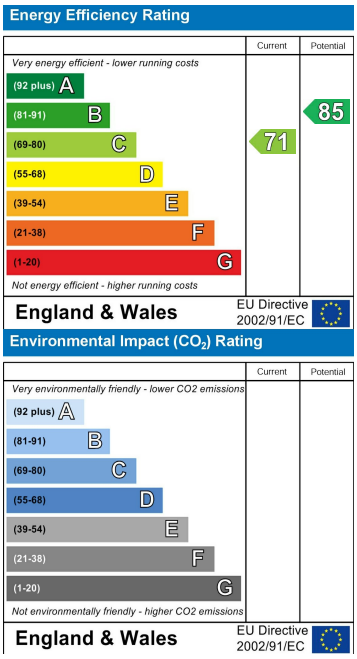
BATHROOM
9'7" x 5'7" (2.93 x 1.71)
Four piece suite comprising shaped bath with central swan neck style mixer tap with handheld shower attachment, separate tiled and enclosed shower cubicle with Mira sport electric shower, wash hand basin with swan neck style mixer tap and push flush WC. Partial wall tiling, double glazed window to the rear (with fitted blinds), coving, spotlights, extractor fan, wall hung chrome ladder towel radiator, circular wall mounted bathroom mirror.

OUTSIDE
To the front of the property there is a tarmac driveway with a block paved edge providing off-street parking and access to the garage via electrically operated garage door. Planted rockery style wall housing a variety of colourful hedgerow to the boundary line. Leading through the pedestrian gate to the right hand side the garden opens out to a block paved patio seating area (ideal for entertaining) which returns to the back of the house and offers a personal access door into the garage. Stepped access then rises to the main part of the garden itself, which is split into various sections being predominantly lawned with planted rockery beds (ideal for plants, bushes, shrubbery or vegetables). To the right hand side of the garden towards the back of the garage there is a raised timber decked seating area (ideal for entertaining) and a timber garden shed. Steps lead through the garden to a pedestrian gate, which offers direct access to the footpath beyond offering fantastic walks within the surrounding area. Within the garden there is also a useful understairs externally accessed store with double power socket. The garden also offers external sensor lighting points and water tap.

DETACHED GARAGE
19'2" x 9'9" (5.86 x 2.98)
Electrically operated garage door to the front, personal access door to the side, power and lighting points.

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, turn left onto Pasture Road and proceed in the direction of Trowell/Ilkeston. Continue over the mini roundabout and pass the entrance to Trowell Garden centre in the direction of Trowell Village. At the crossroads adjacent to St Helen's Church, turn left onto Ilkeston Road and take the second right hand turn onto Haynes Avenue. As you reach the "T" junction, follow the bend in the road to the left and at the head of the cul de sac you will find the property, identified by our For Sale board. Ref: 7987NH





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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