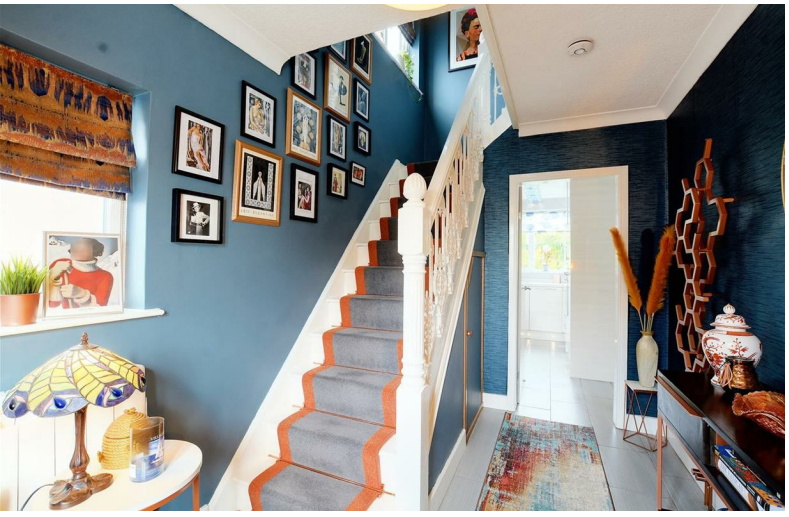
Robert Ellis

look no further. . .



Smithfield Avenue
Trowell, Nottingham NG9 3PD

A THREE BEDROOM DETACHED HOUSE.

£269,950 Freehold

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Behind this attractive traditional facade lies a modern contemporary three bedroom home.

As soon as you enter the property, you know you are experiencing something special as you are greeted by an attractive staircase, spacious hallway, a unique sculptured radiator and porcelain tiled floor that leads through into the modern fully fitted kitchen with built-in appliances. The living and dining room have been opened through to create a light and airy space, with French doors opening to the attractive gardens.

Further features of this property include gas fired central heating served from a combination boiler, double glazed windows throughout and a contemporary four piece family bathroom with twin end bathtub and separate shower cubicle.

A forecourt provides parking for three vehicles and there is a gated side drive leading to a single garage.

The rear gardens are a real feature of this property, being of generous proportion with sumptuous landscaping with two block paved patio terraced areas to capture most of the sun during the day. There is a purpose built timber garden cabin with light, power and internet, and could be used as a home office, den, etc.

Situated in a cul de sac within the heart of the suburban village of Trowell, the property is a short walk from the local school, as well as regular bus services. Trowell is conveniently situated close to the nearby towns of Beeston, Stapleford and Ilkeston, with good road links to Nottingham city centre.

This property is ideal for young families and professional couples, with ready to move into accommodation.

We strongly recommend viewing.

ENTRANCE HALL
11'9" x 7'5" (3.59 x 2.27)
Staircase to the first floor with feature painted wrought iron balustrade and feature stair rods, sculptured radiator, porcelain tiled floor which runs through to the kitchen, double glazed front entrance door. Understairs store cupboard housing the wall mounted gas combination boiler (for central heating and hot water).

THROUGH LOUNGE/DINER

LIVING AREA
15'9" x 12'0" (4.82 x 3.66)
Radiator, double glazed bay window to the front and exposed varnished floorboards running into the dining area.

DINING AREA
12'7" x 11'10" (3.84 x 3.63)
Feature fireplace, radiator, double glazed French doors opening to the rear garden.

KITCHEN
12'0" x 7'4" (3.66 x 2.24)
Contemporary fitted range of wall, base and drawer units with square edge work surfacing and inset single bowl sink unit with single drainer. Built-in appliances including electric oven, hob and extractor hood over, integrated microwave, fridge, freezer, dishwasher and washing machine. Double glazed window and door to the rear.

FIRST FLOOR LANDING
Double glazed window. Doors to bedrooms and bathroom.

BEDROOM ONE
13'3" x 10'2" to wardrobes (4.06 x 3.11 to wardrobes)
Fitted Sharps wardrobes to one wall which house hanging space, shelving and drawers. Radiator, double glazed bay window to the front.

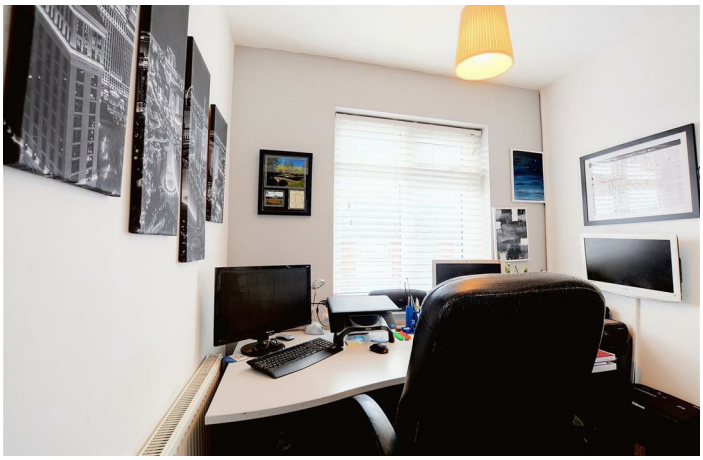
BEDROOM TWO
11'11" x 11'11" (3.65 x 3.64)
Exposed stained and varnished floorboards, radiator, double glazed window to the rear.

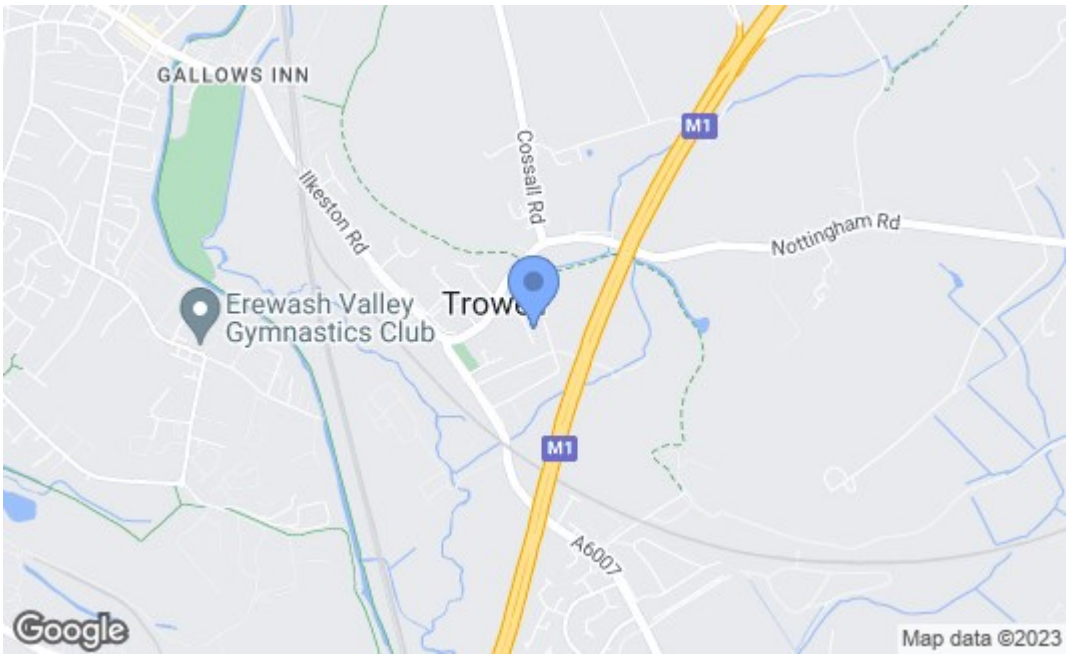
BEDROOM THREE
7'5" x 6'6" (2.28 x 2)
Radiator, double glazed window to the front.

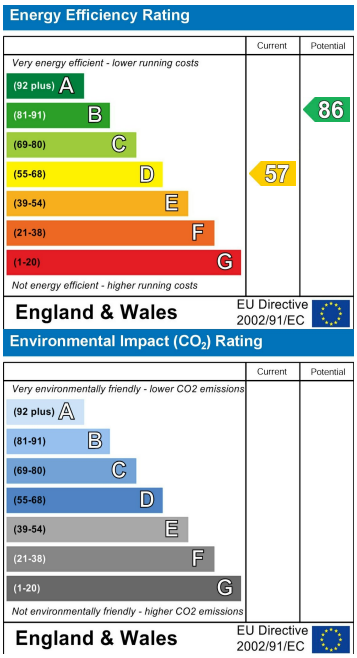
BATHROOM
8'3" x 7'3" (2.53 x 2.23)
Incorporating a contemporary four piece suite comprising floating wash hand basin, low flush WC, twin end bathtub with central mixer taps and shower cubicle with a thermostat controlled shower. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front is a forecourt providing parking for three vehicles. There is a gated driveway at the side of the property which leads to a sectional concrete built single garage. The rear gardens are of a good size and offer a sumptuous and private place with block paved terraced area beyond the rear elevation with matching meandering pathway which runs through the garden where there are a variety of specimen trees and shrubs, giving abundance of colour all year round. There is an area of garden laid to lawn. At the foot of the plot is a further block paved patio area. External lighting, power and outside tap. Purpose built timber cabin with light, power and CAT5 Network internet points. This has previously been used as a home office and offers great potential.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. Continue as the road becomes Pasture Road and at the mini traffic island turn left onto Trowell Road Stapleford, becoming Stapleford Road Trowell. At the "T" junction with The Festival Inn facing you, turn right onto Nottingham Road. Follow the road, passing the Church on the right and taking the next right onto Smithfield Avenue, where the property can be found on the left hand side. Ref: 8258NH







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.