Robert Ellis

look no further. . .

Trowell Park Drive
Trowell, Nottingham NG9 3RA

A THREE BEDROOM DETACHED BUNGALOW.

£297,500 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR RESIDENTIAL ESTATE.

With single level accommodation on a flat plot comprising entrance lobby, WC, spacious through-lounge/diner, breakfast kitchen, inner hallway, three bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking leading down the right hand side of the property to a detached garage, as well as enclosed garden space to the rear.

The property would ideally suit those wishing to downsize and move straight into a property without any cosmetic/maintenance work, whilst also wanting to be on a level lying plot.

The property is situated within easy reach of nearby amenities in the nearby towns of Stapleford and Ilkeston. There is also easy access to local shops in the village, such as Budgens and the Post Office, as well as offering ideal countryside walks in the surrounding area. We highly recommend an internal viewing.

ENTRANCE LOBBY
5'10" x 4'9" (1.80 x 1.47)
Composite panel and double glazed front entrance door, radiator, coving. Doors to lounge and WC.

WC
6'7" x 2'11" (2.01 x 0.90)
Two piece suite comprising wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed window to the side, coving, radiator, tiling to the walls.

THROUGH LOUNGE/DINER
23'3" max x 12'2" (7.09 max x 3.71)
The lounge area comprises a double glazed box bay window to the front (with fitted blinds), radiator, coving, wall light points, TV and telephone points, feature Adam-style fire surround with marble inset and hearth. There is an opening through to the dining area which has a further double glazed window to the side (with fitted Roman blinds), coving, radiator. Doors then provide access to the inner hallway and the kitchen.

KITCHEN
12'0" x 7'11" (3.67 x 2.42)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks. Fitted five ring gas hob with extractor over, plumbing for washing machine, space for table and chairs, radiator, tiled floor, double glazed window to the side (with fitted blinds), integrated fridge/freezer, fitted oven, boiler cupboard housing the 'Worcester' gas fired combination boiler for central heating and hot water purposes, composite and panel double glazed side door leading to the driveway, coving, spotlights, tiled floor.

INNER LOBBY
Doors to all bedrooms and bathroom with loft access point to an insulated loft space.

BEDROOM ONE
13'6" x 9'8" (4.12 x 2.95)
Double glazed window to the rear (with fitted blinds), radiator, coving, two double fitted wardrobes.

BEDROOM TWO
10'4" x 10'3" (3.15 x 3.13)
uPVC panel and double glazed French doors opening out to the rear garden, radiator, coving, TV point.

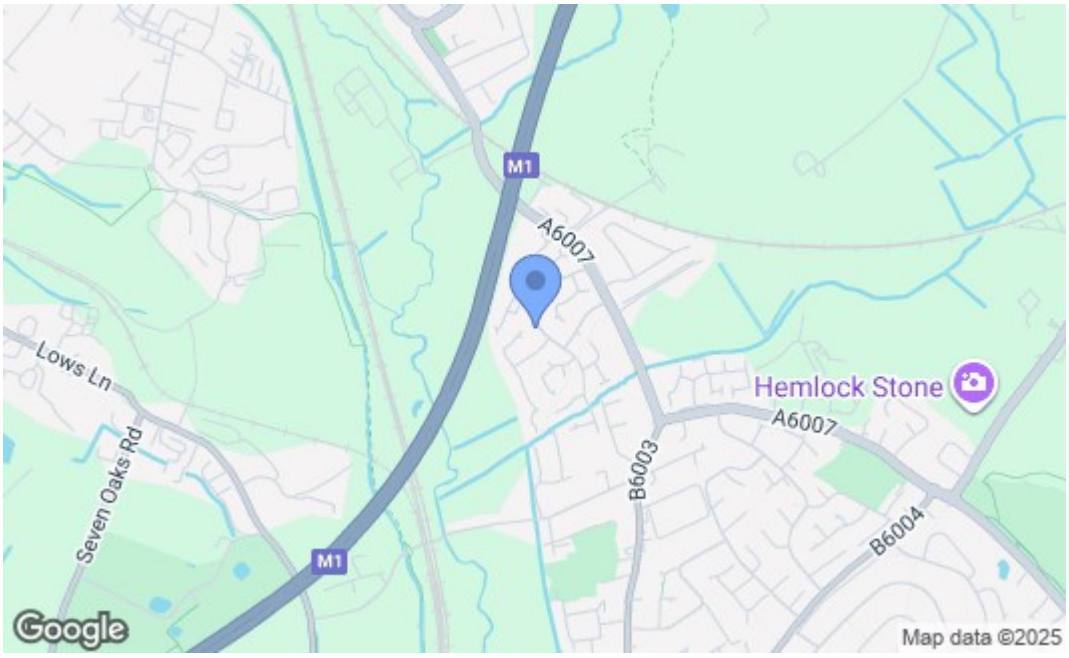
BEDROOM THREE
9'3" x 7'11" (2.83 x 2.42)
Double glazed window to the side, radiator, coving.

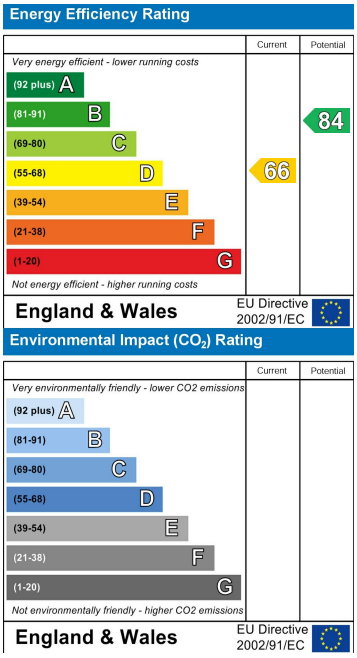
BATHROOM
7'0" x 5'7" (2.15 x 1.71)
Modern white three piece suite comprising bath with central mixer tap and shower over, wash hand basin with central mixer tap and storage cabinets beneath, hidden cistern push flush WC. Partially tiled walls, double glazed window to the side, radiator, spotlights, extractor fan.

OUTSIDE
To the front of the property there is a low maintenance gravel garden with mature bushes. A block paved pathway then provides access to the front entrance door which also has an external lighting point. To the right hand side of the property there is a tarmac and gated driveway providing secure off-street parking comfortably for four/five vehicles which then provides access to the detached garage to the rear of the driveway. The rear garden benefits from a paved patio area (ideal for entertaining) which then leads onto a shaped lawn section with planted borders housing a wide variety of mature bushes, shrubs and plants. A pathway then leads to the rear part of the garden, as well as gated access onto the driveway.

DETACHED GARAGE
Electrically operated garage door to the front, personal access uPVC door to the side, power and lighting points.

DIRECTIONS
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, continue left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left onto Trowell Road and continue in the direction of the garden centre. Take a second left hand turn onto Trowell Park Drive and following the bend in the road to the left, the property can then be found on the right hand side, identified by our For Sale board.





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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