Robert Ellis

look no further. . .

St Helens Crescent
Trowell, Nottingham NG9 3PZ

A MID 1950'S BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£259,995 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MID 1950'S BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch to entrance hall, bay fronted living room, open plan kitchen/diner and WC. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, tarmac gated driveway providing ample off-street parking, carport and detached garage to the rear.

There are well established front and rear gardens and the property is positioned within this popular quiet cul de sac location.

The village itself offers a well respected local school and there is easy access from the village to the neighbouring towns of Stapleford, Ilkeston and Beeston where a wide variety of national and independent retailers can be found, as well as good access to road networks such as the M1 motorway.

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

PORCH
6'7" x 2'0" (2.02 x 0.63)
uPVC panel and double glazed front entrance door set in decorative brick archway with double glazed windows to either side and above the door. Further uPVC panel and double glazed door to the hallway with double glazed windows surrounding the door.

HALL
12'1" x 6'7" (3.70 x 2.02)
Staircase rising to the first floor with decorative spindle balustrade, coving, dado rail, meter cupboard, spotlights and radiator. Doors to kitchen/diner and living room.

LOUNGE
15'8" x 12'11" (4.80 x 3.95)
Double glazed bay window to the front, radiator, coving, dado rail, media points and feature fire surround incorporating stone effect fire.

KITCHEN/DINER
20'6" x 10'5" (6.27 x 3.19)
Equipped with a comprehensive range of matching base and wall storage cupboards with roll top work surfaces incorporating counter-level one and a half bowl sink unit with draining board and mixer tap. The Rangemaster cooker incorporating five ring gas burners and hotplate with double ovens and warming drawer beneath can be purchased for a negotiable price. Inset wine chiller, plumbing for washing machine, space for under-counter fridge/freezer and plumbing for dishwasher, ample space for dining table and chairs, part panelling with inset radiator, coving, spotlights, media points, double glazed windows to the side and rear, uPVC panel and double glazed exit door to carport, door back to the hallway and door to WC.

WC
5'2" x 2'11" (1.58 x 0.90)
A modern white two piece suite comprising push flush WC and wash hand basin with mixer tap. Decorative splashboards, inset double plug socket, double glazed window to the side and alarm control panel point.

FIRST FLOOR LANDING
Double glazed window to the side, coving, dado rail, spotlights, decorative spindle balustrade, loft access point via pulldown ladders to a boarded, lit and insulated loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE
13'10" x 10'11" (4.24 x 3.35)
Double glazed window to the front, radiator, coving, dado rail, electric ceiling fan and full width fitted to one wall fitted wardrobes.

BEDROOM TWO
10'7" x 9'10" (3.25 x 3.02)
Double glazed window to the rear, radiator, coving, dado rail and full width fitted to one wall fitted wardrobes.

BEDROOM THREE
6'7" x 6'7" (2.03 x 2.02)
Double glazed window to the front, radiator, spotlights and coving.

BATHROOM
8'7" x 7'4" (2.62 x 2.24)
Modern white three piece suite comprising panelled-in bath with mains shower and glass shower screen, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Decorative tile splashboards, double glazed windows to the side and rear, spotlights, extractor fan, chrome heated ladder towel radiator and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

OUTSIDE
To the front of the property set back from the road there is a good size tarmac gated driveway providing ample off-street parking with decorative block paved edging. There is a well established front garden consisting of decorative gravel chippings, rockery stones and a wide variety of mature bushes and shrubbery. The tarmac driveway then leads down to the carport via double opening doors.

CARPORT
18'9" x 6'3" (5.72 x 1.92)
Twin double opening doors to both the front and the rear, external cold water tap and lighting point.

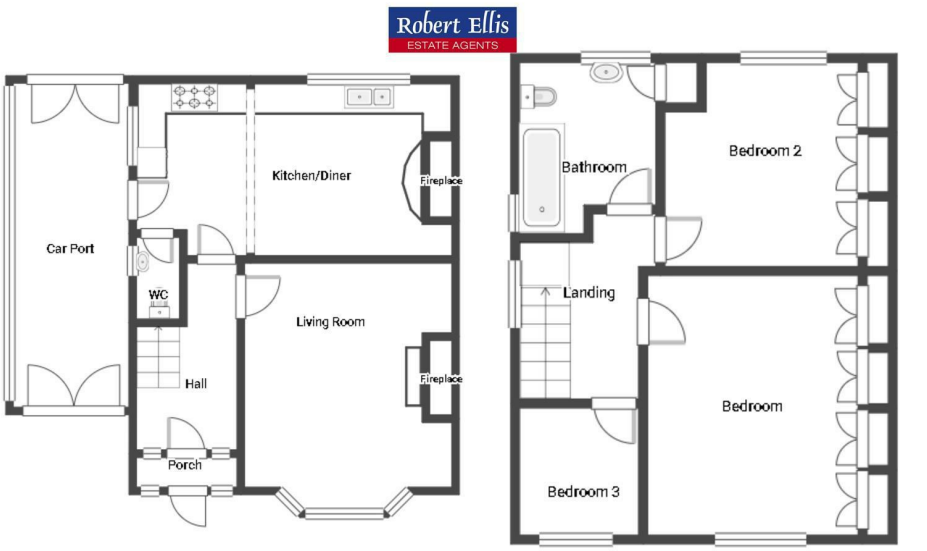
REAR GARDEN
Extensive paved patio seating area (ideal for entertaining), with decorative slate chippings, steps leading down to the main part of the garden which is predominantly lawned with hedgerows to the boundary line, vegetable plot, planted and raised rockery housing a further array of mature bushes and shrubbery. Within the rear garden there is also access to the detached garage and double doors back to the carport.

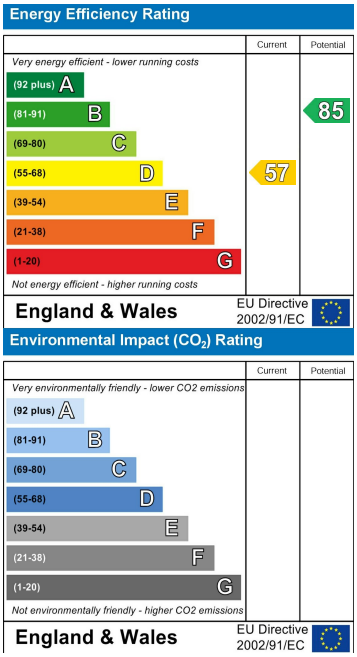
GARAGE
17'6" x 8'2" (5.34 x 2.50)
Up and over door to the front, power and lighting points.

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 veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left and continue along Stapleford Road (passing the entrance to Trowell Garden Centre). Continue along in the direction of St Helens Church. At the next "T" junction, turn left onto Ilkeston Road, Trowell and take the first right after the Festival Inn onto St Helens Crescent. Follow the cul de sac all the way around and the property can be found on the left hand side.

Ref: 7713NH

AGENT'S NOTE
The property is being sold on behalf of a relative to a Robert Ellis staff member.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044