Robert Ellis

*look no further. . .*

Nottingham Road
Trowell, Nottingham NG9 3PB

A BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

**£215,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR VILLAGE LOCATION. OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises side entrance hallway with useful deep understairs storage cupboard and staircase rising to the first floor, bay fronted living room, rear full width breakfast kitchen, rear lobby, utility room and conservatory. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, as well as front and rear gardens.

The property is located in this popular village location which offers easy access to excellent nearby amenities, as well as a local village school. There is also easy access to ample outdoor countryside and walking routes, as well as good transport links.

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

## SIDE HALL
12'6" x 12'5" (3.82 x 3.80)
uPVC panel and double glazed side entrance door with double glazed windows to either side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, doors to living room and kitchen, useful deep understairs storage cupboard, coving, display shelving.

## LIVING ROOM
14'11" x 12'9" (4.55 x 3.91)
Double glazed bay window to the front (with fitted blinds), two radiators, coving, decorative ceiling rose, media and router points, central chimney breast incorporating decorative Adam-style fire surround with tile insert and hearth housing a coal effect fire.

## BREAKFAST KITCHEN
14'11" x 10'11" (4.55 x 3.35)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and half bowl sink unit with draining board and mixer tap with tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, display corner shelving, double glazed window to the side (with fitted blinds), central island unit with further storage cupboards and glass fronted crockery cupboards with space for under-counter fridge or freezer, tiled flooring, double glazed double doors leading through to the conservatory (with fitted blinds), double glazed window sitting to the side of the door, opening through to the dining area where there is ample space for dining table and chairs, radiator, coving. Door to rear lobby/utility.

## REAR LOBBY
3'3" x 2'10" (1.01 x 0.88)
Window to the side looking through to the conservatory, tiled floor. Door to utility space.

## UTILITY SPACE
4'4" x 3'4" (1.34 x 1.02)
Space for a fridge/freezer and additional storage cupboard with door access leading through to the conservatory.

## CONSERVATORY
11'5" x 8'9" (3.49 x 2.69)
Brick and double glazed construction with pitched roof, double glazed windows to both the side and rear (all with fitted blinds), double glazed French doors opening out to the rear garden, tiled floor, Victorian style radiator.

## FIRST FLOOR LANDING
Decorative wood spindle balustrade, coving, loft access point. Doors to both bedrooms and bathroom.

## BEDROOM ONE
14'11" x 10'11" (4.55 x 3.33)
Double glazed window to the rear overlooking the rear garden and countryside beyond (with fitted blinds), radiator, coving, decorative ceiling rose, range of fitted wardrobes, display shelving, overhead storage cupboards, vanity dresser unit and drawer.

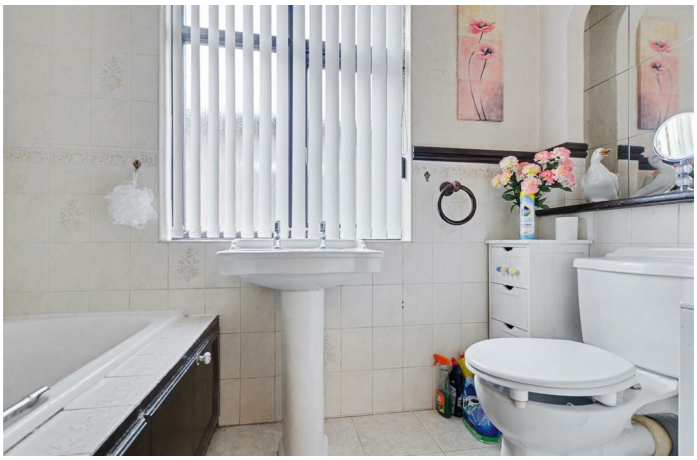
## BEDROOM TWO
14'10" x 11'5" (4.53 x 3.48)
Double glazed window to the front, radiator, coving, decorative ceiling rose, fitted wardrobes and drawers, wall mounted 'Worcester' gas fired combination boiler for central heating and hot water purposes.

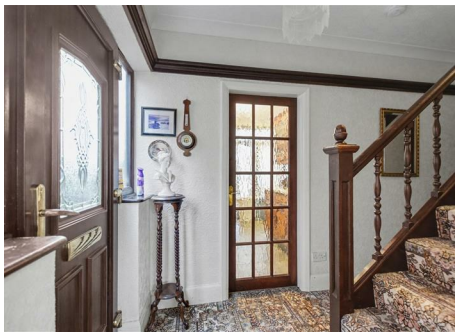
## BATHROOM
8'0" x 6'7" (2.44 x 2.02)
Three piece suite comprising tiled-in bath with storage panels, glass screen and 'Triton' electric shower, wash hand basin, low flush WC. Tiling to the walls and floor, double glazed window to the side (with fitted blind), extractor fan, radiator, dado rail, built-in bathroom mirror.

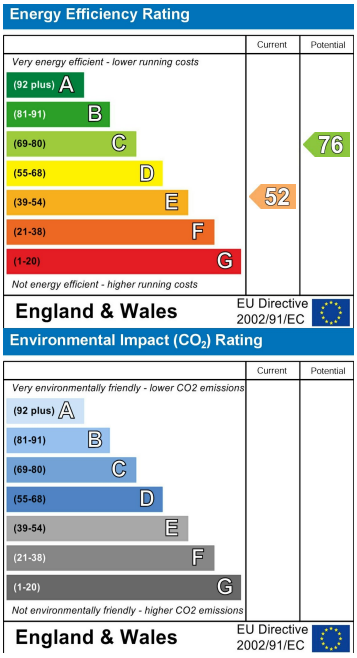
## OUTSIDE
To the front of the property there is a lowered kerb entry point from the main road leading to a front driveway providing off-street parking consisting of block paving and decorative gravel stones, pedestrian front entrance gate and dwarf brick boundary wall with decorative coping stone, block paved pathway providing access along the front garden leading to the side entrance door. The front garden is split into various sections being heavily planted with decorative gravel stone chippings housing a variety of bushes and shrubbery.

## TO THE REAR
The rear garden is of a good overall size being enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, good sized lawn section, planted borders and flowerbeds housing a variety of bushes and shrubbery. A paved pathway then provides access to the rear part of the garden where there is a rear patio area (ideal for entertaining) and a storage shed. Within the garden there is a brick garden store, as well as an external water tap 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 traffic island, veer left onto Trowell Road which in turn becomes Stapleford Road. At the St Helen's Church, turn right onto Nottingham Road and the property can be found set back from the road on the right hand side prior to the turning for Smithfield Avenue.








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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