Robert Ellis

look no further...

Ilkeston Road
Trowell, Nottingham NG9 3PX

A SUBSTANTIAL THREE/FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR VILLAGE LOCATION.

£475,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS, EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN A POPULAR AND SOUGHT AFTER VILLAGE LOCATION.

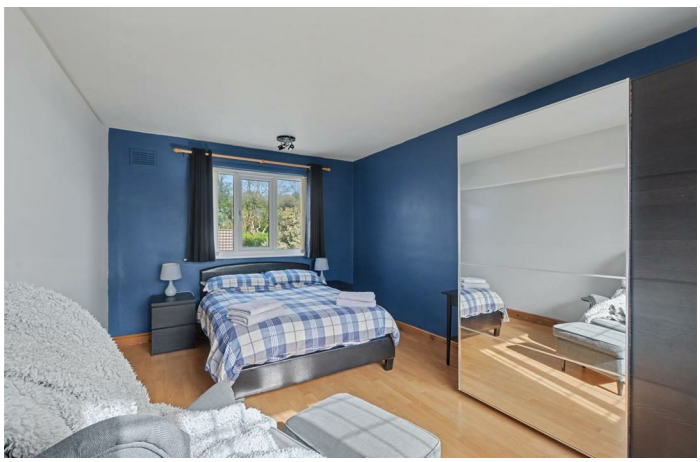
With generous accommodation over two floors, the ground floor comprises entrance porch leading through to an inner hallway, dining room, sitting room, ground floor bedroom/office, spacious family dining kitchen, rear porch, WC and utility room. The first floor landing then provides access to the three piece bathroom suite, two good size double bedrooms and walk-through dressing room / nursery leading through to another large first floor double bedroom.

The property also offers the potential to create a ground floor annexe area utilising the ground floor bedroom/office with an adjoining utility area and ground floor WC. Subject to the relevant permissions and approvals, this area could potentially be created into a ground floor space for a dependent relative or a teenager.

The property also benefits from gas fired central heating from a combination boiler, double glazing, generous gardens and patio areas to the front and rear, as well as having a private block paved driveway with space for three cars to the rear leading to a detached double garage (brick built) with roller door, power and lighting.

The property is situated in this ever-popular Nottinghamshire village location which offers easy access to excellent nearby schooling, including a local village primary school. There is also easy access to ample outdoor countryside and green space via Pit Lane, the Erewash Canal footpath and the disused Nottingham canal footpath. There is excellent access to good transport links to and from the surrounding area such as the Ilkeston train station, frequent buses to Ilkeston and Nottingham (and a number of secondary schools), motorway junctions and the Nottingham tram terminus situated at Bardills roundabout. Vehicular access to the property is via a quiet cul-de-sac to the rear.

We believe the property would suit a large and growing family and we highly recommend an internal viewing.



FRONT PORCH
11'11" x 3'10" (3.64 x 1.17)
uPVC panel and double glazed front entrance door with double glazed windows either side of the front door, viewing window through to the living room. Doors provide access to the ground floor bedroom/office and into the main hallway.

MAIN HALLWAY
12'9" x 8'5" (3.91 x 2.59)
Doors leading through to the front porch, kitchen, dining room and living room. Staircase rising to the first floor with decorative wood spindle balustrade, coving and useful understairs storage cupboard.

DINING ROOM
13'8" x 11'9" (4.18 x 3.60)
Double glazed bay window to the front with window seat and useful storage, radiator, decorative coving, media point.

FAMILY DINING KITCHEN
23'4" x 14'3" (7.12 x 4.36)
The kitchen comprises a generous number of matching fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck style mixer tap. Matching granite style upstands. Breakfast bar with space for four barstools, tile effect flooring and plug sockets with USB charging points. Integrated appliances include a dishwasher, full size fridge and freezer. Also included is the Rangemaster range cooker with five ring gas top and adjoining hot plate, two ovens beneath, warming drawer and a separate grill, with matching Rangemaster extractor canopy over. Ample space for dining table and chairs. Radiator, spotlights, double glazed windows to the rear (with fitted Roman blind), additional double glazed window to the left hand side with matching Roman blind and box bay style window with fitted blinds, window seat and storage cabinets.

SITTING ROOM
16'6" x 11'11" (5.05 x 3.64)
A dual aspect room with windows to the front and rear, Adam-style fire surround incorporating a multi-fuel burning stove sat on a tiled hearth, radiator, decorative coving, media points, wall lights, solid wood flooring.

REAR PORCH
11'6" x 5'5" (3.53 x 1.67)
uPVC panel and double glazed exit door to outside with adjoining double glazed window (with fitted blinds), radiator. Doors provide access into the utility room and kitchen.

GROUND FLOOR BEDROOM/OFFICE
14'0" x 7'10" (4.29 x 2.40)
Double glazed window to the front, vertical radiator, wooden flooring. Door leading through to the utility room and another to the front porch.

UTILITY ROOM
13'0" x 8'0" (3.97 x 2.44)
Equipped with a matching range of fitted base and wall storage cupboards, with roll top work surfaces incorporating inset circular bowl sink unit with mixer tap and tiled splashbacks. Space and plumbing for a washing machine and tumble dryer, as well as further space for an under-counter slimline fridge or freezer. Double glazed window to the rear, radiator, laminate flooring. Doors provide access to the rear porch, ground floor WC and bedroom/office. From the utility, there is also a secondary loft access point with pull-down loft ladder to a floored, lit and insulated loft space with power sockets, shelving and storage space.

GROUND FLOOR W.C
5'2" x 3'0" (1.60 x 0.93)
A two piece suite comprising low flush WC and corner wash hand basin with mixer tap and tiled splashbacks. Chrome ladder towel radiator, double glazed window to the side.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, double glazed window to the half landing, radiator, coving. Doors to all first floor rooms.

BEDROOM ONE
16'7" x 10'3" (5.06 x 3.14)
Dual aspect room with double glazed windows to both the front and rear (with fitted blinds), radiator, laminate flooring.

BEDROOM TWO
14'0" x 11'8" (4.27 x 3.58)
Double glazed window to the rear overlooking the rear garden, radiator, sink unit with central mixer tap, tiled splashbacks and storage cabinets beneath.

DRESSING ROOM/NURSERY
9'4" x 7'10" (2.87 x 2.41)
Double glazed window to the side, radiator, loft access point via wooden pull-down ladder to a lit, insulated and boarded loft space (ideal for storage).
The dressing area / nursery provides access to the rear second bedroom. Boiler closet housing the gas fired combination boiler (for central heating and hot water).

BEDROOM THREE
11'10" x 11'6" (3.62 x 3.51)
Double glazed window to the front, radiator.

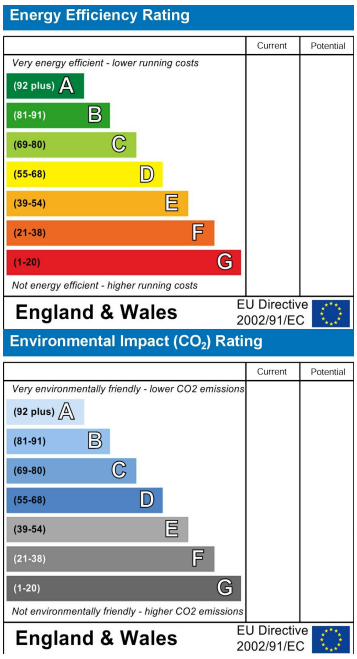
BATHROOM
9'4" x 6'1" (2.86 x 1.86)
Three piece suite comprising panel corner bath and electric shower over, high flush WC and wash hand basin with storage cabinet beneath. Double glazed window to the rear, wall mounted bathroom cabinet, shaver point, Victorian style radiator, panelling to dado height, tiled splashbacks surrounding the bath, spotlights.

OUTSIDE TO THE FRONT
To the front, the property is set back from the road. There is a generous garden with wrought iron pedestrian gate and shaped stepping stone style pathway providing access to the front of the building. The front garden is split into two lawn sections either side of the curved pathway with an array of planted beds and borders housing a well stocked range of specimen bushes, shrubs, trees and plants. At the front of the building, there is a gravelled area and access on both sides of the house to the rear garden.

OUTSIDE TO THE REAR
The rear garden is of a good size and proportion, being split into various sections with paved patio and decked seating entertaining spaces with decorative slate chippings and block paved style pathways providing access to the rear driveway and double garage. Within the garden, there is a timber summerhouse with power sockets, as well as an adjoining log store and coal bunker. The garden has a central lawn section, also with planted beds and borders, housing a further variety of specimen bushes, shrubs, trees and plants. Adjacent to the garage at the rear of the plot, there is also a further paved raised seating area with decorative gravel stone chippings. A block paved pathway from the garden leads to the rear driveway providing off-street parking for up to three vehicles, which in turn gives access to the double garage. There are also water butts, an outside water tap and power points.

DETACHED DOUBLE GARAGE
19'4" x 16'0" (5.90 x 4.90)
Brick built with up and over roller door, power and lighting. There is also shelving round all three sides for added storage.

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. Passing the turning for Trowell Garden Centre, continue to the "T" junction at St Helen's Church. Turn left onto Ilkeston Road and the property can be found on the right hand side, identified by our For Sale board set back from the road. Cars can be parked at the rear of the property, accessed via Windsor Close on the right beyond the house.



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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