

Northern Drive  
Trowell, Nottingham NG9 3QL

**£205,000 Freehold**

AN EXTENDED, THREE BEDROOM, TWO  
BATHROOM SEMI DETACHED HOUSE,  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN



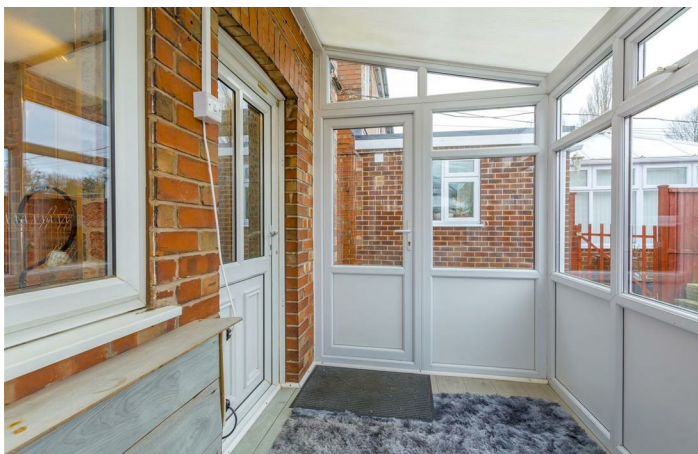
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A WELL PRESENTED AND EXTENDED THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors comprising entrance hall to bay fronted living room, breakfast kitchen, utility and bathroom to the ground floor. The first floor landing provides access to three bedrooms, the principal bedroom benefiting from en suite shower room facilities.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, generous garden space and detached garage to the rear.

The property itself sits favourably within close proximity of the shops and services within the nearby towns of Stapleford, Beeston and Ilkeston. There is also easy access to good nearby schooling, including the local village school and nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout and Ilkeston railway station.

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



## ENTRANCE HALL

4'1" x 3'8" (1.27 x 1.13)

UPVC panel and double glazed front entrance door, radiator, stairs to first floor and door to living room.

## LIVING ROOM

13'5" x 11'10" (4.09 x 3.62)

UPVC double glazed bay window to the front with fitted vertical blinds, radiator, picture rail, decorative brick fireplace, laminate flooring, media points, radiator and door to breakfast kitchen.

## BREAKFAST KITCHEN

10'10" x 10'4" (3.31 x 3.17)

Comprising a range of matching fitted base and wall storage cupboards incorporating granite effect roll top work surfaces and matching breakfast bar with inset single sink unit and drainer with central mixer tap. Space for cooker, useful understairs pantry with shelving, double glazed window to the side, radiator, coat pegs, electricity box and wall mounted gas fired central heating combination boiler. UPVC double glazed window to the rear, UPVC panel and double glazed exit door to conservatory. Door to utility.

## UTILITY ROOM

3'9" x 3'1" (1.15 x 0.95)

Plumbing for washing machine with worktops over, splashboards to all walls and door to bathroom.

## BATHROOM

7'8" x 4'3" (2.36 x 1.31)

Modern white three piece suite comprising panel bath with mains fed shower over, dual cistern push-flush w.c. and wash hand basin with mixer tap above. Splashboards to all walls to match the utility room, wall mounted ladder towel radiator, double glazed window to the rear, mirror fronted bathroom cabinet and extractor fan.

## CONSERVATORY

9'4" x 5'7" (2.85 x 1.72)

UPVC and double glazed construction, with sloping polycarbonate roof, laminate flooring, wall light point and UPVC panel and double glazed exit door to garden.

## FIRST FLOOR LANDING

Double glazed window to the side, radiator, loft access point and doors to all bedrooms.

## BEDROOM 1

11'6" x 10'9" (3.51 x 3.29)

Double glazed window to the front, fitted double wardrobe, useful storage cupboard, laminate flooring and door to en suite.

## EN SUITE

6'5" x 6'1" (1.98 x 1.86)

Three piece suite comprising separate corner shower cubicle with sliding glass doors, tiled splashboards and Mira shower, push-flush w.c. and wash hand basin with mixer tap. Double glazed window to the front, spotlights and extractor fan.

## BEDROOM 2

11'5" x 8'1" (3.48 x 2.48)

Double glazed window to the rear, radiator and laminate flooring.

## BEDROOM 3

7'3" x 6'9" (2.22 x 2.08)

Double glazed window to the rear, radiator and exposed floorboards.

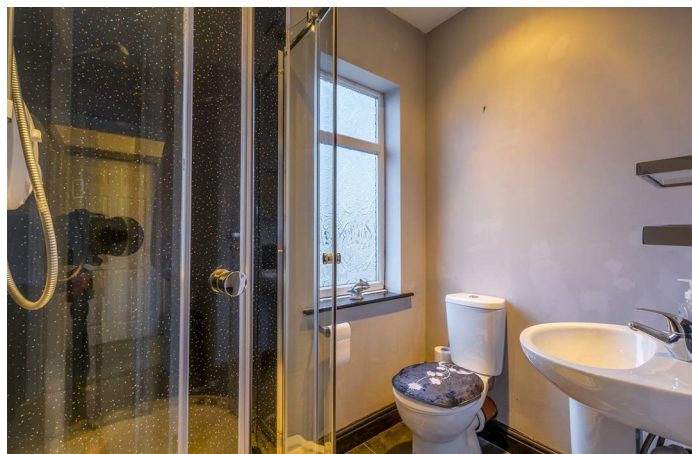
## OUTSIDE

To the front of the property is a gravel driveway providing lowered kerb entrance for side by side off-street parking for two cars and side access (shared with the neighbouring property) providing access to the rear garden. The rear garden benefits initially from a decked entertaining space leading onto a paved patio area for further entertaining and barbecue space and detached garage via up and over door. Beyond the garage there is a further garden area, accessed from a paved pathway leading onto a predominantly lawned section, enclosed by fencing and hedgerows to the boundary line with a range of well established planted mature bushes, shrubs and trees and situated at the foot of the plot there is a further entertaining space making the most of the late afternoon/evening sunlight.

## 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 turn left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island veer left and continue in the direction of Trowell Garden Centre. Look for and take a right hand turn onto Trowell Grove and continue towards the end of the road before turning left onto Northern Drive. The property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7390nh





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.