Robert Ellis

look no further. . .

Rothbury Avenue
Trowell, Nottingham NG9 3RQ

A FOUR BEDROOM DETACHED FAMILY HOUSE

£365,000

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS FOUR BEDROOM EXTENDED DETACHED FAMILY HOUSE, SITUATED WITHIN A HIGHLY REGARDED LATE 1980s CONSTRUCTED TROWELL PARK ESTATE LOCATION.

Built by David Wilson Homes, the property benefits from gas fired central heating from a recently installed combination boiler, double glazing, off-street parking, double garage and a generous south facing rear garden.

The accommodation comprises entrance hall, through lounge, kitchen, utility room, conservatory, study/occasional ground floor bedroom and w.c. to the ground floor. The first floor landing then provides access to four bedrooms, the master with en suite and family bathroom.

The property would ideally suit that of a growing family, wishing to have access to an array of shops and services within the nearby towns of Stapleford and Beeston, and also an excellent range of local schooling for all ages, such as Trowell School and Friesland or George Spencer.

For commuters, there is easy access to the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Park and Ride for the Nottingham tram terminus, situated at Bardill's roundabout.

We highly recommend an internal viewing.

ENTRANCE HALL
14'0" x 5'10" (4.29 x 1.8)
Panelled and glazed front entrance door, double glazed window to the front, stairs to first floor, coving, radiator, laminate flooring and useful understairs storage cupboard.

THROUGH LOUNGE
23'6" (max) into bay x 11'8" (7.18 (max) into bay x 3.58)
Double glazed bay window to the front, two radiators, coving, wall light points, t.v. socket and sliding double glazed patio doors to the rear.

KITCHEN
11'8" x 10'0" (3.56 x 3.06)
Equipped with a range of matching base and wall storage cupboards with marble effect roll top work surfaces and matching breakfast bar, 1½ bowl sink and drainer with mixer tap, tiled splashbacks, fitted five ring gas hob with extractor over, double oven and microwave. Integrated fridge, freezer and dishwasher. Tiled floor, radiator, coving, spotlights and double glazed window to the rear. Door to:

UTILITY ROOM
9'8" x 5'0" (2.95 x 1.54)
Integrated washing machine and tumble dryer, matching wall and pantry storage cupboards, marble effect roll top work surfaces, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water,) coving, spotlights, tiled floor, tiled splashbacks, UPVC panel and double glazed door to:

CONSERVATORY
25'11" x 14'9" (7.91 x 4.51)
An excellent addition to any family home, of brick dwarf wall and double glazed construction with pitched roof. Wall light points, two radiators, double glazed French doors opening out to the rear garden.

STUDY/PLAYROOM/OCCASIONAL GROUND FLOOR BEDROOM
10'7" x 8'3" (3.25 x 2.53)
Double glazed window to the rear, radiator, laminate flooring, coving and loft access point.

WC
Modern two piece suite comprising push-flush w.c. and feature rectangle wash hand basin with mixer tap and storage cabinets beneath, fully tiled walls and floor, spotlights, coving and extractor fan.

FIRST FLOOR LANDING
Coving, loft access point and storage cupboard.

MASTER BEDROOM
16'4" x 11'3" (4.98 x 3.44)
Two double glazed windows to the front, radiator, coving, t.v. point, range of fitted bedroom furniture, including bedside cabinets, wardrobes, drawers and overhead storage cupboards with display shelving.

EN SUITE
8'9" x 4'4" (2.67 x 1.34)
Three piece suite comprising double walk-in shower cubicle with gravity shower, hidden cistern push-flush w.c. and wash hand basin with central mixer tap, storage cupboards beneath, additional wall-fixed storage cupboards and display shelving. Part tiled walls, tiled floor, coving, spotlights, radiator and double glazed window to the front.

BEDROOM 2
11'7" x 9'8" (3.54 x 2.95)
Double glazed window to the rear, radiator, coving, range of fitted bedroom furniture including his and hers bedside wardrobes and drawers and overhead storage cupboards.

BEDROOM 3
9'11" x 8'9" (3.04 x 2.67)
Double glazed window to the rear, radiator, coving and a range of fitted bedroom furniture, including wardrobes, drawers and overhead storage cupboards.

BEDROOM 4
11'8" x 10'0" (3.56 x 3.06)
Double glazed window to the rear, radiator, coving and laminate flooring.

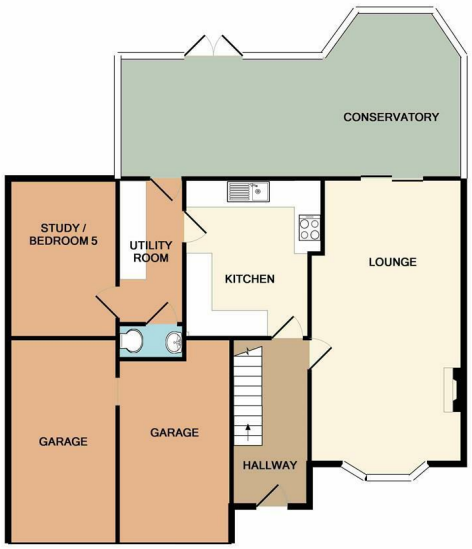
BATHROOM
6'5" x 5'5" (1.97 x 1.67)
Three piece suite comprising panel bath with central mixer tap, hand held shower attachment and additional gravity shower over, wash hand basin with central mixer tap and push-flush w.c.; majority tiled walls, spotlights, chrome heated towel radiator, shaver point and double glazed window to the side.

OUTSIDE
To the front of the property, sitting on the entrance to the cul de sac, the property benefits from a large front garden with tarmac side-by-side driveway providing off-street parking for two cars, leading to the double garage with curved shaped lawn section and side access to the rear. The rear garden is larger than expected for a property of this type and age and is fully enclosed by a mixture of timber fencing and brick walls to the boundary line, ensuring privacy and security for a family. The property benefits from a large lawned section with planted borders housing a variety of mature bushes and shrubbery. There is a good size block paved patio, ideal for entertaining, leading onto a timber summer house with front gazebo and timber storage shed, both of which have power and lighting. There is also an external water tap and lighting point.

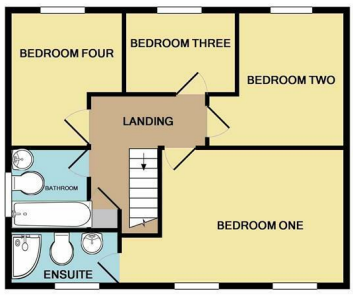
DOUBLE GARAGE
Twin up and over doors, power and lighting.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights turning 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 roundabout, veer left onto Trowell Road. Take the next left onto Wychwood Drive and enter the Trowell Park Estate. At the 'T' junction, turn left onto Trowell Park Drive and left again onto Rothbury Avenue. The property can then be found on the corner of Rothbury Drive and Trowell Park Drive, clearly identified by our For Sale Board.

Ref: 7433nh



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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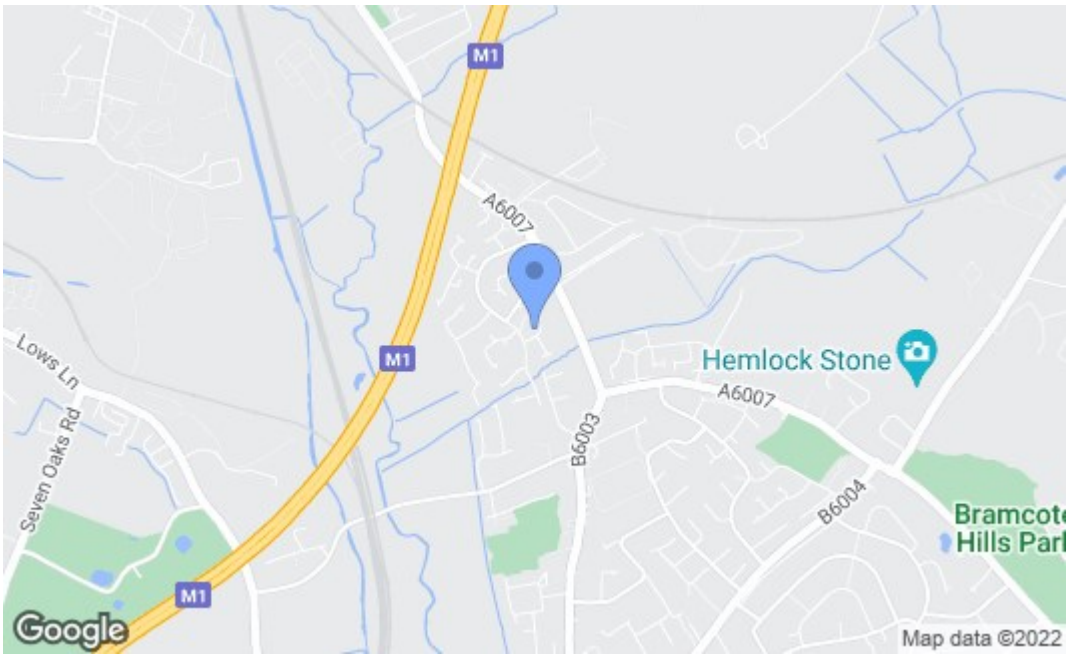

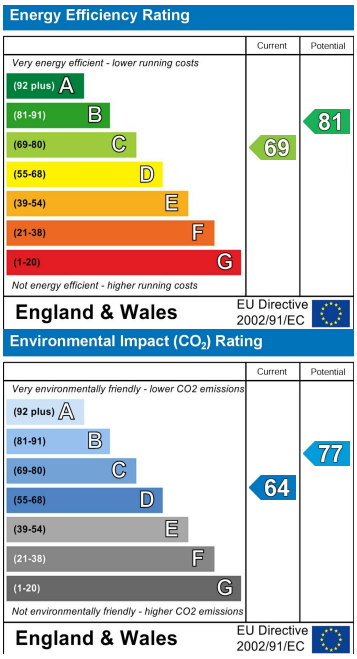

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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