



Iona Drive  
Trowell, Nottingham NG9 3RF

**£325,000 Freehold**

A THREE BEDROOM TWO BATHROOM  
DETACHED BUNGALOW.



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Robert Ellis are pleased to bring to the market with NO UPWARD CHAIN this three bedroom, two bathroom detached bungalow with a generous garden plot and double garage.

With single level accommodation comprising spacious entrance hallway, living room, conservatory, kitchen, three bedrooms (principal bedroom having fitted wardrobes and an en-suite shower room) and additional family bathroom.

Other benefits of the property include gas fired central heating from combi boiler, uPVC double glazing, double driveway, double garage and generous garden plot to the rear.

Although requiring a degree of modernisation, the space both internally and externally would suit that of someone looking to downsize to a single level property yet have the space and convenience of the outdoor garden life required.

The property sits favourably within this well established 1980's constructed development within easy reach of the nearby towns of Stapleford and Ilkeston, and all the shops and facilities on offer. There is also easy access to nearby open space, schooling (if required) and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



## ENTRANCE HALL

12'7" reducing to 8'5" x 14'3" (3.85 reducing to 2.57 x 4.36)  
Doors to all bedrooms and living space, boiler cupboard housing the gas fired central heating combination boiler, uPVC panel and double glazed front entrance door and loft access point.

## LOUNGE

25'1" x 13'5" (7.67 x 4.11)  
Double glazed box bay window to the front with fitted blinds, two radiators, sliding double glazed patio door opening out to the conservatory, coving and media points, gas fire sat on tiled hearth.

## CONSERVATORY

13'4" x 8'3" (4.08 x 2.54)  
Sloping ceiling, tiled floor, dual sliding doors opening out to the rear garden.

## KITCHEN

12'3" x 11'9" (3.74 x 3.59)  
The kitchen comprises a matching range of fitted base and wall storage cupboards with rolled top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks, space for four ring gas cooker, plumbing for under-counter washing machine and either tumble dryer or dishwasher, space for full height fridge/freezer, radiator, double glazed window to the rear, uPVC panel and double glazed exit door to garden.

## BEDROOM ONE

15'2" x 12'5" (4.63 x 3.79)  
Double glazed window to the rear, radiator and a range of fitted wardrobes.

## EN-SUITE SHOWER ROOM

9'5" x 3'6" (2.88 x 1.07)  
Three piece suite comprising enclose shower cubicle with decorative splashboards and mains ran shower with foldaway glass shower screen, wash hand basin and low flush WC. Tiled walls, double glazed windows to the side, radiator and wall mounted mirror fronted bathroom cabinet.

## BEDROOM TWO

12'10" x 8'9" (3.93 x 2.69)  
Double glazed window to the front and radiator.

## BEDROOM THREE

9'6" x 8'5" (2.91 x 2.57)  
Double glazed window to the front and radiator.

## BATHROOM

8'9" x 8'0" (2.69 x 2.46)  
Three piece suite comprising panel bath with central mixer tap and Triton electric shower over with glass shower screen, wash hand basin with mixer tap and low flush WC. Tiling to the walls, double glazed window to the side and mirror fronted bathroom cabinet.

## OUTSIDE

To the front there is a double side-by-side driveway providing off-street parking which in turn leads to the double garage with twin and up and over doors. The front also offers a shaped lawn section and planted rockery housing a variety of bushes and shrubbery, and providing access to the front entrance door.

## DOUBLE GARAGE

17'8" x 17'3" (5.40 x 5.28)  
Twin up and over doors to the front, personal access door and window to the rear, power, lighting and water tap, fitted racking, workbench and roof storage space.

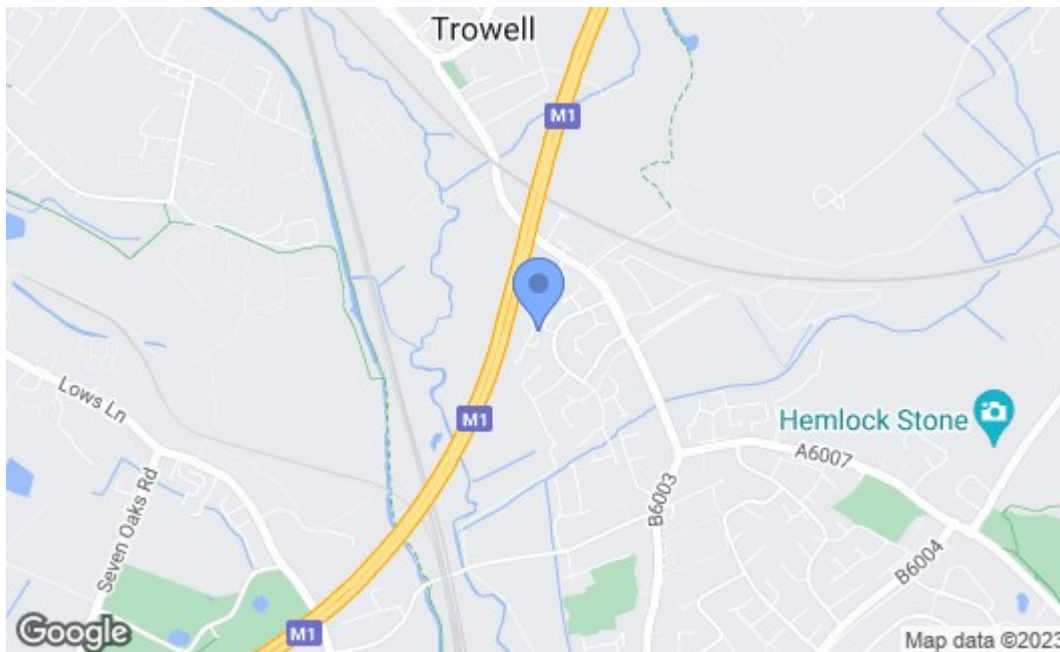
## DIRECTIONAL NOTE

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. At the mini traffic island veer left and continue along as if heading in the direction of Trowell Garden Centre, before taking the second left hand turn onto Trowell Park Drive. Take the second right onto Iona Drive and the property can be found on the left hand side identified by our For Sale board. Ref. 7534NH

## REAR GARDEN

The rear garden is of a good proportion compared to its peers, offering an established and generous lawn section with well planted flower borders housing a variety of specimen bushes, shrubs, trees and plants. Within the garden to the rear of the plot there is a greenhouse and also personal access into the back of the garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.