Robert Ellis

look no further. . .

St Helens Crescent
Trowell, Nottingham NG9 3PZ

A TRADITIONAL 1950'S BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR VILLAGE LOCATION.

£269,950 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MID 1950'S TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET CUL DE SAC RESIDENTIAL LOCATION.

The accommodation is split over two floors and comprises an entrance porch to entrance hall, bay fronted living room and rear full width kitchen/diner to the ground floor. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas central heating from combi boiler, double glazing, ample off-street parking with a replacement block paved driveway in 2018, detached garage, rear shed and garden room, as well as the benefit of valid planning permission as of 2022 for a single storey rear extension and front porch (Planning Ref 22/0029/FUL). To view the granted planning permission of a single storey and single porch, please use this Planning Ref No. on the Broxtowe Planning Portal website).

As previously mentioned, the property is located within this quiet cul de sac in the village of Trowell which benefits from a popular primary school, whilst also being conveniently located within easy access of nearby transport links such as the A52, M1, bus services and Ilkeston train station. There is also easy access to the shops and services in the nearby towns of Stapleford, Beeston and Ilkeston.

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

ENTRANCE PORCH
uPVC panel and double glazed front entrance door set within a decorative archway with double glazed windows to either side of the door, coat pegs, further panel and glazed door into the hallway with windows to either side of the door, meter cupboard box.

ENTRANCE HALL
12'2" x 6'4" (3.71 x 1.95)
Staircase rising to the first floor, radiator, laminate flooring, electrical meter consumer box. Doors to lounge and kitchen.

LOUNGE
14'9" x 12'9" (4.51 x 3.89)
Double glazed bay window to the front (with fitted blinds), laminate flooring, fixed shelving either side of the central chimney breast which is decorated with tiled inserts and hearth, media points, radiator, coving.

FULL WIDTH DINING KITCHEN
20'4" x 10'2" (6.21 x 3.10)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Fitted one and a half bowl sink unit with draining board and central swan-neck mixer tap, plumbing for washing machine, space for under-counter fridge and freezer, display corner shelving, spotlights, double glazed window to the side (with fitted blinds), uPVC panel and double glazed side exit door to the driveway, useful understairs storage pantry with shelving. Opening through to the dining area where there is ample space for dining table and chairs, continuation of flooring throughout, double glazed French doors opening out to the rear garden with windows either side of the door, spotlights and vertical radiator.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds). Doors to all bedrooms, bathroom and separate WC. Loft access point with wooden pulldown loft ladder to a boarded, lit and insulated loft space.

BEDROOM ONE
13'6" x 11'6" (4.14 x 3.51)
Double glazed window to the front (with fitted blinds) making the most of the views beyond, radiator, laminate flooring, part wall panelling, decorative coving, fully fitted to one wall wardrobes with matching overhead storage cupboards.

BEDROOM TWO
12'4" x 10'9" (3.77 x 3.30)
Double glazed window to the rear (with fitted blinds) overlooking the generous rear garden, radiator, laminate flooring, coving, fully fitted to one wall wardrobes.

BEDROOM THREE
7'5" x 6'5" (2.28 x 1.97)
Double glazed window to the front (with fitted blinds) making the most of the views beyond, radiator, coving, part wall panelling.

BATHROOM
7'1" x 5'6" (2.16 x 1.69)
Two piece suite comprising panel bath with Triton electric shower over, wash hand basin with mixer tap. Tiling to the walls, radiator, wall mounted bathroom cabinet, double glazed window to the rear (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with useful storage/airing space above and below the boiler. As well as the electric shower, there is a mains fed shower.

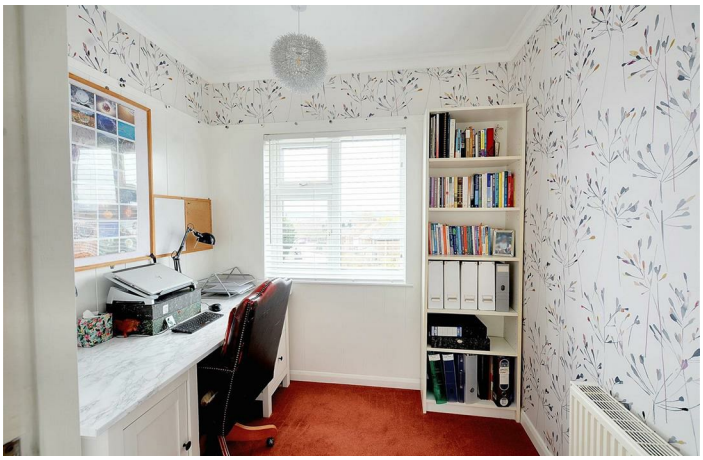
SEPARATE WC

OUTSIDE
To the front of the property there is a substantial block paved driveway replaced in 2018 providing parking spaces for several vehicles, raised curved brick built flowerbed housing a variety of mature bushes and shrubbery, access to the front entrance porch, double gates leading down the right hand side of the property. Going beyond the gates there is further parking capability leading to the detached garage. This then opens out into the rear garden which is of a generous overall size, benefitting from a shaped lawn section, extensive patio areas throughout the garden space making the most of the moving sun (ideal for entertaining), shaped and edged flowerbeds and borders housing a variety of well stocked specimen bushes, shrubs, trees and plants. The garden itself is enclosed by decorative fencing to the boundary line. Within the garden there is an external water tap, lighting point, generous pitched roof garden shed and garden room situated to the foot of the plot.

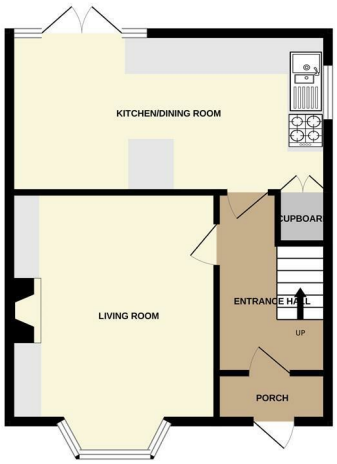
GARDEN ROOM
16'4" x 11'4" (5.00 x 3.47)
Double glazed French doors and windows, timber clad, OSB boarded walls inside and is fully insulated (floor, walls and ceiling all with 50mm polyurethane rigid insulation boards).

DETACHED GARAGE
16'11" x 8'8" (5.16 x 2.65)
Up and over door to the front, pitched roof, timber cladding, OSB boarded ceiling, insulated roof, two double glazed windows to the side, power and lighting points, two 6ft LED batten lights.

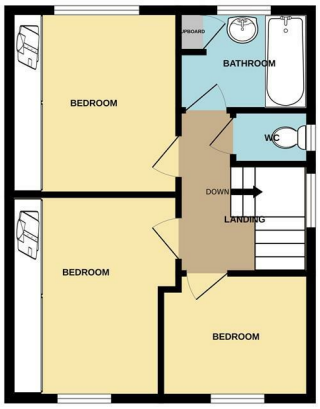
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left onto Trowell Road and continue in the past the entrance to garden centre. At the "T" junction adjacent to St Helens Church turn left onto Ilkeston Road and take the first right after the Festival Inn onto St Helens Crescent. The property can be found straight ahead, identified by our For Sale board.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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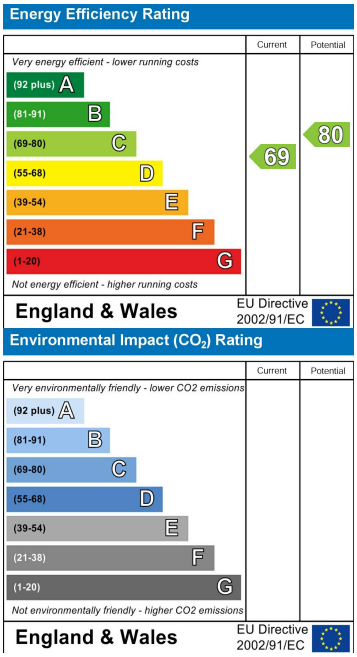

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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