Robert Ellis

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Northern Drive
Trowell, Nottingham NG9 3QN

A TRADITIONAL BAY FRONTED, TWO BEDROOM SEMI DETACHED HOUSE

£195,000 Freehold

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A TRADITIONAL BAY FRONTED, TWO BEDROOM SEMI DETACHED HOUSE.

Robert Ellis are pleased to bring to the market this traditional bay fronted, two bedroom semi detached house situated within the popular village of Trowell.

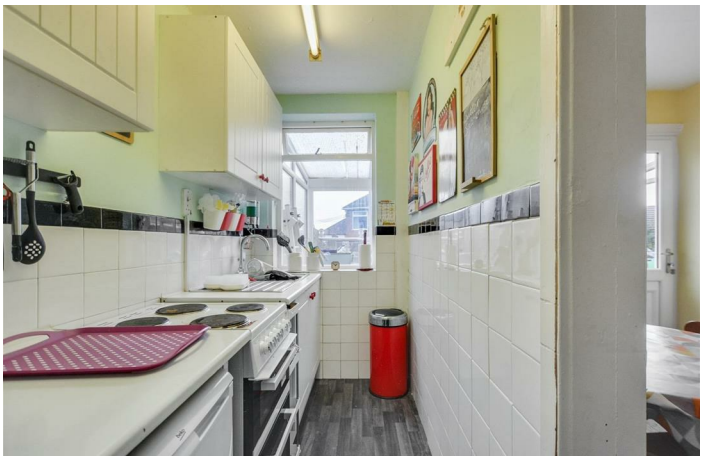
With accommodation over two floors comprising an entrance lobby, bay fronted living room, dining room, kitchen, conservatory/utility room and w.c. to the ground floor. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

Other benefits to the property include gas central heating from a combi boiler, double glazing, off street parking, detached garage and generous garden space to the rear.

As previously mentioned the property is located within this popular and desirable village location sitting within easy reach of nearby shops, services and amenities including the local Budgens food store and Post Office, whilst all further shops and conveniences can be found within the neighbouring towns of Stapleford, Beeston and Ilkeston.

There is also easy access to the highly regarded local village school and a raft of transport links to and from the surrounding area including bus services, A roads and Ilkeston train station being just a short distance away.

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



Entrance Hall
3'11" x 3'8" approx (1.21m x 1.13m approx)
UPVC panel and double glazed front entrance door, stairs to the first floor and door to:

Lounge
13'3" x 11'10" approx (4.04m x 3.63m approx)
Double glazed bay window to the front, radiator, media points, wall light points and central chimney breast incorporating Adam style fire surround with coal effect fire. Door to:

Dining Room
10'11" x 7'1" approx (3.35m x 2.18m approx)
Radiator, UPVC panel and double glazed door leading through to the conservatory, window to the rear, useful storage space with shelving and access to:

Kitchen
10'11" x 4'4" approx (3.34m x 1.33m approx)
A traditional galley style kitchen which in the future would benefit from being knocked through into the dining room subject to the relevant permissions and approvals, the current kitchen space consists of a matching range of Shaker style fitted base and wall storage cupboards with roll edged work surfaces incorporating single sink and draining board with central swan neck mixer tap and tiled splashbacks. Space for a cooker and under counter kitchen appliance, window to the rear, radiator and fixed shelving.

Conservatory/Utility
15'5" x 6'1" approx (4.7m x 1.87m approx)
A generous size room currently offering space for white goods such as plumbing for a washing machine and tumble dryer with a good size worktop space, the conservatory itself is of a UPVC construction with double glazed windows and sloping polycarbonate roof with UPVC double glazed exit door leading to the garden.

Ground Floor w.c.
5'0" x 2'10" approx (1.54m x 0.88m approx)
Having a low flush w.c. and tiled floor and walls.

First Floor Landing
With doors to both bedrooms and bathroom. Double glazed window to the side, radiator and loft access point to an insulated and partially boarded loft space.

Bedroom 1
15'3" x 11'4" approx (4.67m x 3.47m approx)
Double glazed window to the front and radiator.

Bedroom 2
11'1" x 10'11" approx (3.38m x 3.34m approx)
Double glazed window to the rear and radiator.

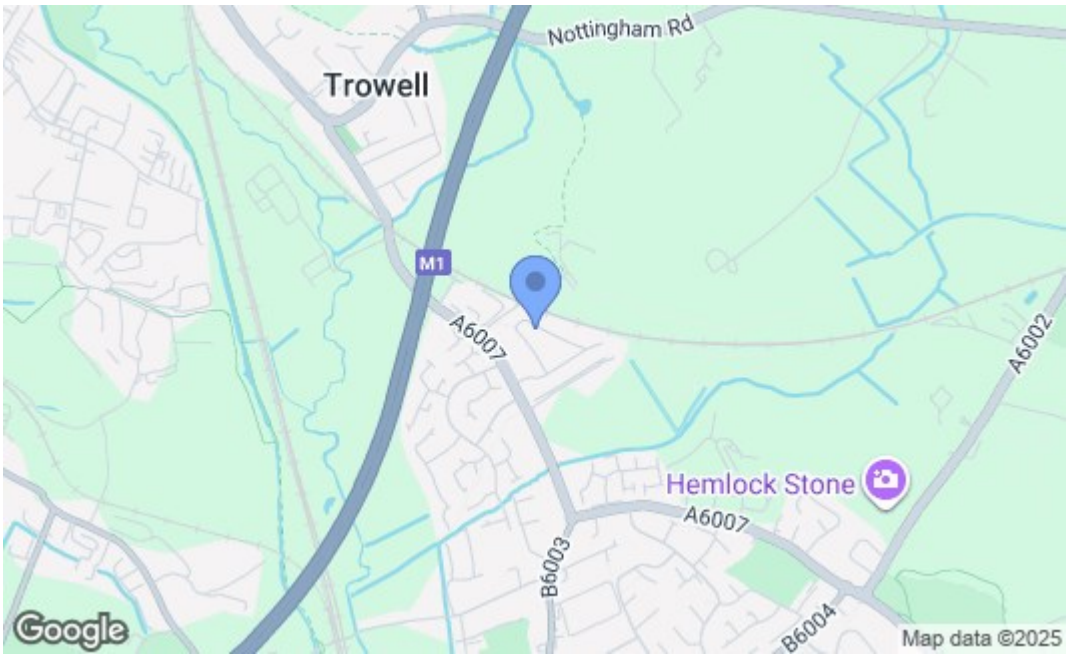
Bathroom
8'0" x 7'3" approx (2.45m x 2.22m approx)
Three piece suite comprising of a bath with mixer shower over, wash hand basin with mixer tap and w.c. Radiator, double glazed window to the rear and boiler cupboard housing the gas central heating combination boiler.

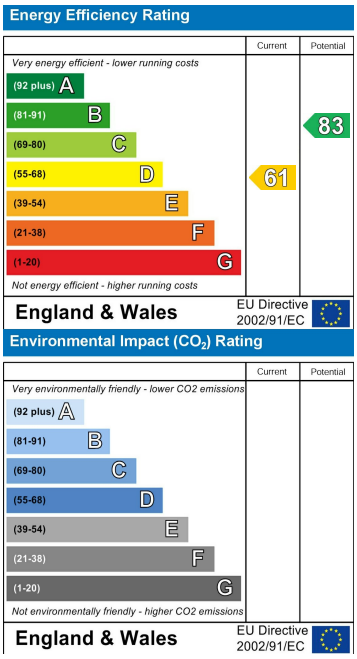
Outside
To the front of the property there is a lowered curb entry point to a front driveway providing access to the detached garage via double opening doors, there is a pedestrian gate leading into the rear garden and pathway leading to the front entrance door. The front garden is enclosed by a dwarf brick boundary wall and is easy to maintain with gravel stone chippings and bushes and shrubbery.

The rear garden is of a good overall proportion benefiting from a generous L shaped garden lawn being enclosed by timber fencing to the boundary lines, there is a good size patio space accessed via the conservatory door, this then provides a pathway leading to the side gate leading to the drive as well as an external understairs storage cupboard. Within the garden there is an external water tap and lighting point.

Detached Garage
With double opening doors to the front.

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 turn left onto Pasture Road and proceed as if heading in the direction of Trowell. At the mini traffic island via left and continue along as if heading towards the garden centre before taking an eventual right hand turn onto Trowell Grove. Continue along and then take a left turn onto Northern Drive and the property can be found a little way along on the left hand side identified by our for sale board.





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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