Robert Ellis

look no further. . .

Ilkeston Road

Trowell, Nottingham NG9 3PX

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£195,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With an exceptionally long garden plot to the rear, extending beyond that of the neighbouring property having once acquired some extra land, the property would certainly suit those looking for outdoor enjoyment.

The accommodation of the property comprises an entrance hall, bay fronted living room, full width dining room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from hard standing to the front, double glazing, gas central heating and a generous garden plot to the rear.

The property located favourably in this popular village location, which offers a variety of local amenities, including a well regarded primary school, well respected public house, whilst also offering easy access to good shopping facilities and amenities in the nearby towns of Stapleford and Ilkeston.

There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the Ilkeston train station.

There is also good access to nearby countryside and lots of local walks.

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

ENTRANCE HALL
uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, coat pegs, coving, dado rail and door to lounge.

LOUNGE
14'3" x 11'11" (4.35 x 3.65)
Double glazed bay window to the front, two radiators, coving, TV point and feature Adam-style fire surround incorporating coal effect fire. Sliding door to the dining room.

FULL WIDTH DINING ROOM
15'3" x 10'0" (4.66 x 3.06)
Double glazed windows to the side and the rear, two radiators, coving, archway to a useful understairs storage space which also houses the wall mounted gas central heating boiler, decorative archway offering a view point to the kitchen and opening through to kitchen.

KITCHEN
7'4" x 7'3" (2.25 x 2.21)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level single sink draining board and mixer tap. Plumbing for washing machine, space for cooker and under-counter fridge or freezer. Decorative tile splashbacks, radiator, archway offering the view point back to the dining room, opening to the dining room, double glazed windows to the side and rear (both with fitted blinds) and uPVC panel and double glazed door to outside.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, coving, dado rail, double glazed window to the side and loft access point via pull down loft ladder.

BEDROOM ONE
12'10" x 10'7" (3.92 x 3.25)
Double glazed bay window to the front, radiator, coving, range of fitted wardrobes, matching drawers and overhead storage cupboards, and fitted overstairs storage space with shelving and feature diamond shape uPVC double glazed window to the front.

BEDROOM TWO
12'0" x 8'9" (3.67 x 2.68)
Double glazed window to the rear overlooking the rear garden, radiator and coving.

BATHROOM
8'8" x 6'2" (2.65 x 1.88)
Three piece suite comprising panel bath with shower system over, wash hand basin with tile splashbacks and low flush WC. Double glazed window to the rear, radiator and coving.

OUTSIDE
To the front of the property there is a lowered kerb entrance from the main road to the front garden which offers hard standing under the lawn for off-street parking. There is then planted borders housing a variety of mature and seasonal bushes, shrubs and plants. A pathway then provides access to the front entrance door and gated pedestrian access leading through to the rear.

REAR GARDEN
The rear garden is of an expansive proportion, really suited to those who enjoy time and space outdoors. The garden itself offers a spacious lawned section with a variety of planted borders housing a variety of specimen bushes, shrubs, trees and plants. Within the garden, approximately half way along, the garden then opens out offering a double width plot containing a timber garden shed and continues all the way along to the embankment line. Also within the garden there is an initial paved patio seating area accessed directly from the kitchen double glazed door and pedestrian gated access back to the front.

EXTERNAL WC
Houses a high flush WC.

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 and pass the entrance to Trowell Garden Centre and continue to the next junction (adjacent to St Helens Church). Turn left onto Ilkeston Road and proceed in the direction of Ilkeston, where the property can then be found on the right hand side identified by our For Sale board.

Ref: 7887NH

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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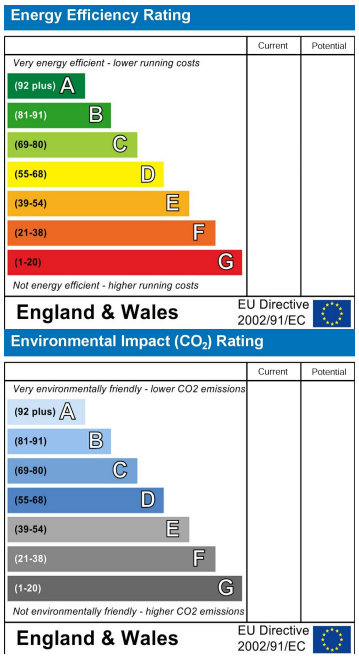

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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