Robert Ellis

*look no further. . .*

Smithfield Avenue
Trowell, Nottingham NG9 3PD

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

**£235,000 Freehold**

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Robert Ellis are delighted to offer to the market this traditional bay fronted property which benefits from a single storey rear extension, which provides for spacious ground floor accommodation with two generous reception rooms and a large kitchen with modern fitted units and breakfast area.

Further features include gas fired central heating served from a modern combination boiler, double glazed windows throughout, off-street parking and particularly good size rear gardens.

Situated in a cul de sac in the popular village of Trowell, the property is within walking distance of Trowell Primary School and regular bus service. For those wishing to commute, both junctions 25 and 26 of the M1 Motorway are within easy reach, as are the neighbouring towns, of Beeston, Stapleford, Ilkeston and Nottingham city.

A fantastic family home of which an early internal viewing comes highly recommended.

ENTRANCE HALL
Double glazed front entrance door, wood flooring, stairs to the first floor with under-stairs storage cupboard and doors to ground floor rooms.

LIVING ROOM
12'9" x 11'11" (3.91 x 3.65)
Feature fireplace with inset flame effect electric fire, radiator and double glazed bay window to the front.

EXTENDED LOUNGE
19'10" x 11'10" (6.05m x 3.61m)
This versatile room has a feature fireplace with inset flame effect gas fire, radiator and double glazed patio doors leading to the rear garden.

BREAKFAST KITCHEN
19'4" x 7'4" increasing to 12'2" (5.9 x 2.24 increasing to 3.71)
Incorporating a modern and comprehensive range of fitted wall, base and drawer units including boiler cupboard housing the gas combination boiler, with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, built-in fridge and freezer, plumbing and space for washing machine and tumble dryer. Breakfast table space, double glazed window and French doors with feature slatted wooden blinds leading to the rear garden.

FIRST FLOOR LANDING
Double glazed window, hatch and ladder to loft.

BEDROOM 1
12'9" x 12'0" (3.91 x 3.68)
Radiator and double glazed bay window to the front.

BEDROOM 2
11'10" x 10'2" (to wardrobes) (3.63 x 3.1 (to wardrobes))
Fitted sliding door wardrobes to one wall with hanging space and shelving. Radiator and double glazed bay window to the rear.

BEDROOM 3
7'6" x 6'2" (2.29 x 1.9)
Radiator and double glazed window to the front.

FAMILY BATHROOM
8'4" x 7'4" (2.55 x 2.26)
Incorporating a four piece suite comprising wall mounted wash hand basin, low flush w.c., bath with mixer shower attachment and separate shower cubicle. Tiling to walls, tiled floor, radiator and two double glazed windows.

OUTSIDE
To the front, the garden is partially walled and enclosed with raised shrub bed. A driveway provides off-street parking and there is pedestrian gated access at the side leading to the rear garden. The rear garden is enclosed and offers a degree of privacy, with patio area flanked with shrubs and pathway leading to the main garden which is laid mainly to lawn, again flanked with shrubs. The pathway continues to the foot of the garden where there is a useful timber garden shed/workshop and further enclosed garden area, suitable for a vegetable patch etc.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road and at the mini traffic island turn left onto Trowell Road, becoming Stapleford Road, Trowell. At the 'T' junction adjacent to St Helns Church, Trowell and turn right onto Nottingham Road. Follow the road along, turning right onto Smithfield Avenue, continuing down the road where the property can be found on the right hand side, identified by our For Sale Board.

7255NH

GROUND FLOOR

1ST FLOOR

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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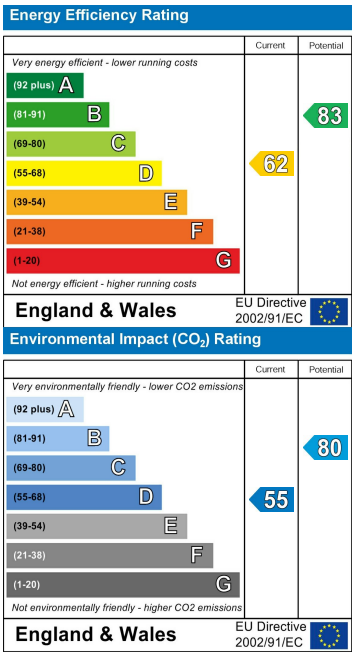


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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