



Stapleford Road  
Trowell, Nottingham NG9 3QE

**£385,000 Freehold**

A SUBSTANTIAL AND EXTENDED FOUR  
BEDROOM DETACHED FAMILY HOUSE  
SITUATED WITHIN THIS POPULAR VILLAGE  
LOCATION.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR VILLAGE LOCATION.

With generous accommodation over two floors, the ground floor comprising entrance hall with ground floor WC, separate living space, open plan family living dining kitchen, conservatory and utility. The first floor landing provides access to four bedrooms and a spacious bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and generous enclosed garden space (ideal for entertaining) with a variety of different areas including a spacious well designed garden room.

The property is situated within this popular and well established village location offering easy reach to a variety of nearby schools for all ages. There is also easy access to the nearby towns of Stapleford, Beeston and Ilkeston which each offer a variety of national and independent shopping facilities and retailers. For those needing to commute, there are good nearby 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 Ilkeston train station.

We believe that the property would make an ideal long term family home and we therefore highly recommend an internal viewing.



## ENTRANCE HALL

21'2" x 3'3" (6.47 x 1.01)

uPVC panel and double glazed front entrance door set within a uPVC glazed archway, staircase rising to the first floor with decorative spindle balustrade, part panelling to dado height, radiator with display cabinet and meter cupboard box. Useful understairs storage cupboard. Doors to living room, family area and utility room.

## WC

5'9" x 2'6" (1.76 x 0.78)

Comprising of a two piece suite housing a low flush WC and wash hand basin, decorative splash boards to the walls and extractor fan.

## LIVING ROOM

15'10" x 12'0" (4.84 x 3.68)

Double glazed bay window to the front, decorative picture rail, inset pebble effect fire, media points and radiator with display cabinet.

## OPEN PLAN LIVING FAMILY DINING KITCHEN

27'9" x 20'8" (8.48 x 6.31)

The kitchen area comprising a matching range of fitted base and wall storage cupboards with granite work surfacing and matching breakfast bar area with inset one and a half bowl sink unit with draining board and mixer tap with decorative splash boards and vertical radiator. Counter-level fitted AEG hob with extractor hood over, in-built eye level dual oven and warming drawer, integrated dishwasher, space for American-style fridge/freezer, double glazed bay window to the front (with fitted roller blinds) and matching bay-style double glazed windows and door to the rear opening out to the rear garden. Spotlights and opening through to the sitting area which offers a vertical radiator, spotlights, media points and sliding double glazed patio doors opening out to the conservatory.

## CONSERVATORY

12'5" x 12'2" (3.81 x 3.72)

Brick and double glazed construction with pitched roof and ceiling fan, fitted Roman blinds, wall light points, power and double glazed French doors opening out to the rear garden.

## UTILITY

10'10" x 6'4" (3.31 x 1.94)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit and draining board with central mixer tap. Decorative tiled splashbacks, plumbing for washing machine, space for full height fridge/freezer, display shelving, double glazed window to the rear, tiled floor and radiator.

## FIRST FLOOR LANDING

Provides access to all bedrooms and bathroom, part panelling to dado height, boiler cupboard housing the gas fired central heating boiler with shelved storage space, decorative spindle balustrade, double glazed window to the side (with fitted roller blind) and loft access point.

## BEDROOM ONE

11'9" x 10'2" (3.60 x 3.10)

Double glazed window to the front (with fitted blinds), radiator, coving and a range of fitted bedroom furniture including wardrobes and drawers.

## BEDROOM TWO

11'10" x 9'7" (3.63 x 2.94)

Double glazed window to the rear (with fitted roller blind) overlooking the rear garden, radiator, laminate flooring and fitted storage cupboard.

## BEDROOM THREE

18'4" x 6'11" (5.59 x 2.13)

A spacious dual aspect room with double glazed windows to the front and rear, radiator and secondary loft hatch with pull down loft ladder to a part boarded, lit and insulated loft space (ideal for storage purposes).

## BEDROOM FOUR

7'1" x 5'11" (2.18 x 1.82)

Double glazed window to the front (with fitted roller blind) and radiator.

## BATHROOM

14'4" x 5'11" (4.38 x 1.81)

Spacious room comprising of a four piece suite with separate corner spa bath with bath seat and mixer tap, separate enclosed shower cubicle with Triton electric shower, hidden cistern push flush WC and wash hand basin with storage cabinets beneath. Partial wall tiling, double glazed window to the rear (with fitted blind), Velux rooflight set within a vaulted ceiling, spotlights, extractor fan and wall hung chrome heated ladder towel radiator.

## OUTSIDE

To the front of the property there is a decorative gravel stone driveway providing off-street parking comfortably for two cars, with a matching gravel stone pathway providing access to the front entrance door, decorative front garden incorporating timber sleepers with plum slate decorative chippings housing a variety of bushes and shrubbery.

## REAR GARDEN

The rear garden is of a good proportion being enclosed predominantly by timber fencing with concrete posts and gravel boards to the boundary line, decorative chipped stone patio area (ideal for entertaining) with raised and planted sleeper flowerbeds leading onto a raised decked entertaining space (ideal for Summer entertaining). Within the garden area there is a high quality artificial lawn and access to a spacious garden room. Within the garden there is an external lighting point and water tap.

## GARDEN ROOM

Timber clad with double glazed windows to the front and sides with double glazed French opening doors with wooden flooring, power and lighting. This room would make an ideal garden entertaining space or teenager's area.

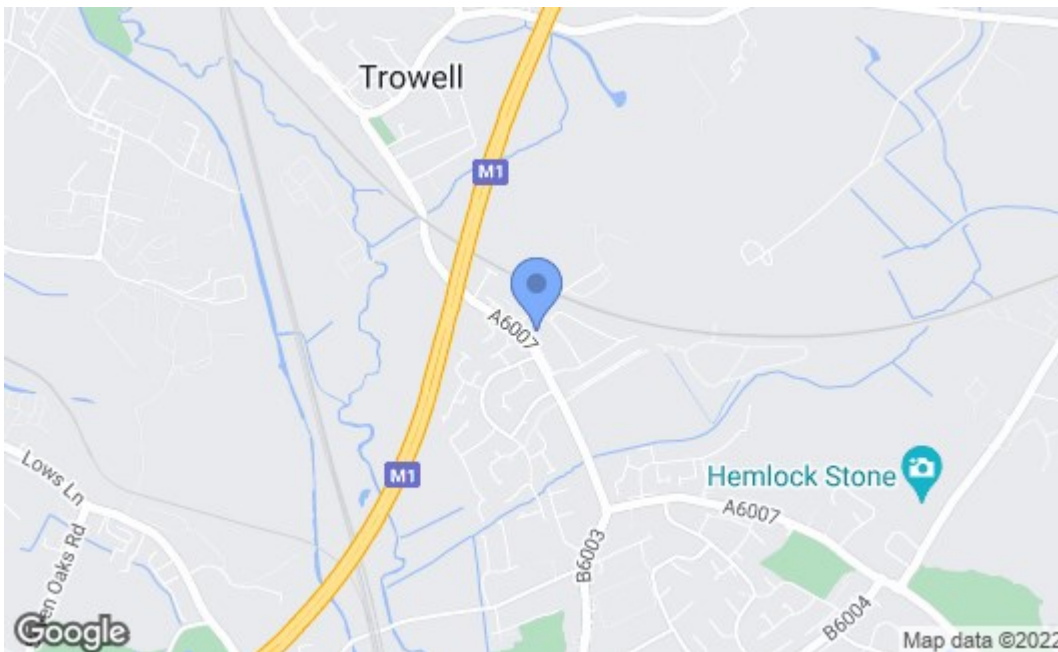
## DIRECTIONAL NOTE

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. Continue in the direction of Trowell and straight over the mini roundabout onto Trowell Road. Continue along Stapleford Road and turn right onto Trowell Grove and turning immediately left back onto yourself on the slip road of Stapleford Road. The property can be found a little further along on the right hand side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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