Robert Ellis

look no further. . .

Ilkeston Road
Trowell, Nottingham NG9 3PX

AN EXTENDED FOUR BEDROOM
DETACHED FAMILY HOME.

Offers In The Region Of

Situated on a substantial garden plot of 0.12 of an acre can be found this extended and spacious four bedroom detached family home. If you are a growing family looking for a sizeable family home, this could be ideal for you.

The property enjoys two entrances, one to the front and the second to the rear. There is a large, welcoming living room with cast iron log burner (great for Winter evenings). There is an extended modern breakfast kitchen (ideal for busy households and those who enjoy cooking) and bi-fold doors from the kitchen open through to a family/dining room with French doors opening to the rear garden. Also on the ground floor is a useful utility closet and cloaks/WC.

Rising to the first floor, the landing provides access to four generous bedrooms and a family bathroom.

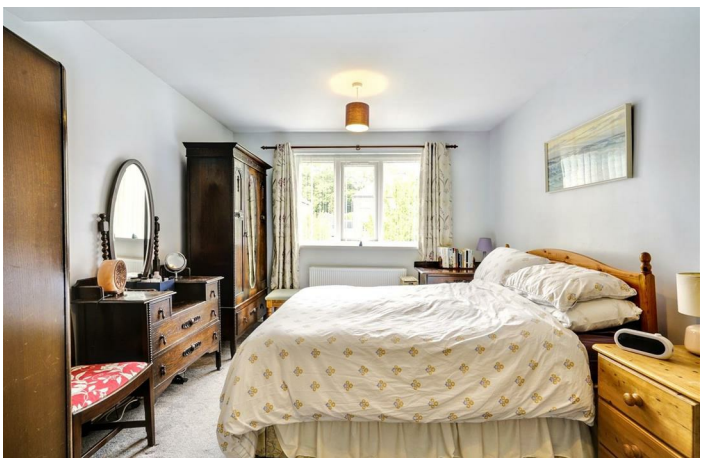
This energy efficient home benefits from gas fired central heating served from a combination boiler, double glazed windows, as well as three of the windows being quadruple glazed, and solar panelling has been installed to the roof which feeds into a battery storage facility.

The property is situated on a generous and private garden plot, set back from Ilkeston Road some way, with high screening trees and hedging, lawns and a meandering pathway leading to the front of the property. To the rear, the gardens are tiered, with general patio area (great for BBQing), a lawn laid to artificial turf and there is a purpose built garden cabin with light and power (great for those looking for a home office, studio, gym, den, etc.), a wooden shed and a brick built workshop/store .

The property enjoys gated off-street parking and carport to the rear accessed off Windsor Close.

Situated in the highly regarded suburban village of Trowell, local facilities include a primary school, Post Office/Convenience store and a regular bus service. Open space and fields are close by for those who enjoy the outdoors. Further those looking to commute, the larger nearby towns of Ilkeston, Stapleford, Beeston and Nottingham city centre are all easily accessible.

Internal viewing is recommended.



ENTRANCE PORCH
Two double glazed windows, one to front and one to side, front entrance door with further double glazed window and door leading to the hallway.

HALLWAY
Dog-leg staircase to the first floor, with understairs store cupboard, radiator.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC, radiator.

LIVING ROOM
19'5" x 11'5" (5.92 x 3.5)
Inset cast iron log burner with hearth and surround, radiator, double glazed bay window to the front.

KITCHEN
16'4" x 9'6" (5 x 2.91)
Range of modern fitted wall, base and drawer units, with work surfacing and inset double bowl sink unit. Built-in electric double oven, five ring gas hob and extractor hood over. Plumbing and space for dishwasher, cupboard housing gas combination boiler (for central heating and hot water), double glazed window to the rear, radiator, bi-fold doors leading to the family dining room, door to side porch.

FAMILY DINING ROOM
15'10" x 10'3" (4.85 x 3.14)
Large and versatile reception space with radiator, double glazed window and double glazed French doors opening to the rear garden.

SIDE PORCH
Double glazed door leading to the rear garden, roof light double glazed window, door to utility closet with plumbing and space for washing machine. Double glazed door to kitchen.

FIRST FLOOR LANDING
Quadruple glazed window, loft hatch. Doors to bedrooms and bathroom.

BEDROOM ONE
16'3" x 11'6" (4.97 x 3.52)
Radiator, double glazed window to the rear.

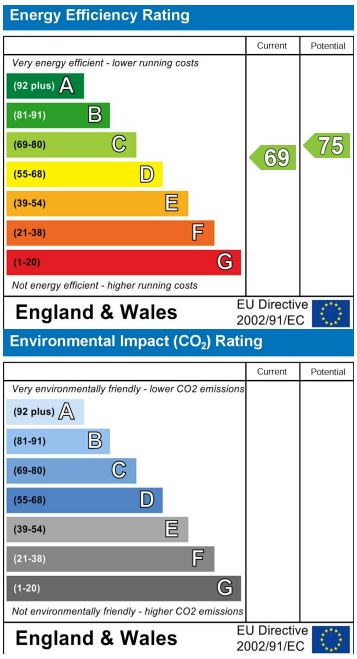
BEDROOM TWO
11'10" x 11'6" (3.63 x 3.53)
Radiator, Fitted wardrobes, quadruple glazed bay window to the front.

BEDROOM THREE
9'4" x 7'8" (2.86 x 2.34)
Radiator, double glazed window to the rear.

BEDROOM FOUR
6'8" x 5'10" (2.05 x 1.79)
Radiator, fitted wardrobe, quadruple glazed window to the front.

BATHROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with thermostatically controlled shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the top section of garden, there is an area laid to artificial lawn and purpose built garden cabin with light, power and electric coal effect fire (great for a range of uses), plus a wooden shed. To the rear boundary are gates which are accessed off Windsor Close providing off-street parking which in turn leads to a carport, so room for two vehicles in total. A gate and steps lead to a patio area to access the property and a brick built workshop/store with side door, again with light and power.



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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