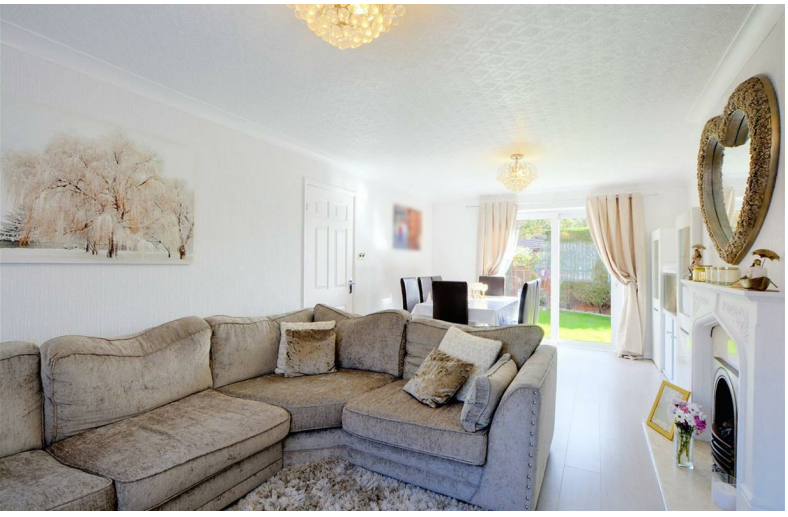
Robert Ellis

look no further. . .



Tiree Close
Trowell, Nottingham NG9 3RG

A DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE WITH EXTENDED AND CONVERTED GARAGE TO A GYM/STUDIO.

£345,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MUCH IMPROVED AND WELL PRESENTED DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED QUIET NO-THROUGH ROAD CUL DE SAC IN "TROWELL PARK".

With accommodation over two floors, the ground floor comprises an entrance hall, ground floor WC, dual aspect through lounge, separate dining room and kitchen. The first floor landing then provides access to four bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from a recently installed boiler, double glazing, off-street parking and converted/extended garage which is now a home gym/studio space.

The current owners have extended and converted what was a single garage into a home gym/studio. This was undertaken with all the relevant permissions/approvals. This could also be used as a teenagers den or home office, etc as it is fully equipped with power, lighting and heating.

The property sits favourably in close proximity of excellent nearby schooling for all ages, open countryside, nearby amenities within the towns of Stapleford and Beeston. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make and ideal long term family home and we highly recommend an internal viewing to fully appreciate the accommodation on offer.

ENTRANCE HALL
16'6" max x 7'3" (5.05 max x 2.22)
Composite and double glazed front entrance door, double glazed window to the front (with fitted blinds), tiled floor, radiator with display cabinet, turning staircase rising to the first floor with decorative open spindle balustrade. Doors to lounge, kitchen, dining room and ground floor WC. Useful understairs storage cupboard, spotlights.

CLOAKS/WC
6'6" x 3'9" (2.00 x 1.16)
A modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and double storage cabinets beneath. Double glazed window to the rear (with fitted blinds), tiling to dado height, tiled floor, chrome heated ladder towel radiator, boxed-in electrical consumer board.

DUAL ASPECT FRONT TO BACK LOUNGE/DINER
20'6" x 11'7" (6.27 x 3.54)
Double glazed window to the front (with fitted blinds), sliding double glazed patio doors opening out to the rear garden, laminate flooring, radiator, coving, media points, decorative Adam-style fire surround with marble insert and hearth housing a coal effect fire.

DINING ROOM
14'6" x 9'4" (4.44 x 2.86)
Double glazed window to the front, radiator, coving, decorative ceiling rose, TV point.

KITCHEN
12'9" x 8'7" (3.90 x 2.62)
The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with central swan neck mixer tap, space for Rangemaster cooker with curved extractor fan over, plumbing for washing machine, provision for integrated dishwasher, space for fridge/freezer, tiled floor, radiator, spotlights, tiled splashbacks, double glazed window to the rear (with fitted blinds), composite and double glazed exit door (with fitted blinds) opening out to the rear garden.

FIRST FLOOR LANDING
Doors to all four bedrooms and bathroom. Access to the partially board, lit and insulated loft space. Boiler cupboard housing the recently installed Worcester gas fired combination boiler (for central heating and hot water purposes) with additional useful shelving storage space.

BEDROOM ONE
13'5" x 10'7" (4.09 x 3.23)
Double glazed window to the front (with fitted blinds), radiator, coving, dado rail, useful overstairs storage cupboard.

BEDROOM TWO
11'7" x 10'7" (3.55 x 3.23)
Double glazed window to the front (with fitted blinds), radiator, coving, corner shelving, fitted overstairs storage cupboard.

BEDROOM THREE
9'10" x 9'7" (3.00 x 2.94)
Double glazed window to the rear (with fitted blinds), radiator with display cabinet, coving.

BEDROOM FOUR
9'8" x 8'8" (2.95 x 2.66)
Double glazed window to the rear (with fitted blinds), radiator, coving, fitted double wardrobe.

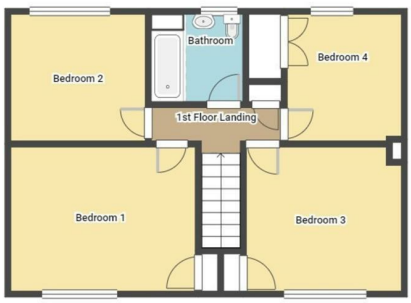
BATHROOM
6'9" x 6'6" (2.08 x 2.00)
Three piece suite comprising "P" shaped bath with glass shower screen and mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls and floor, chrome heated ladder towel radiator, double glazed window to the rear (with fitted roller blind), wall mounted LED bathroom mirror, spotlights, extractor fan.

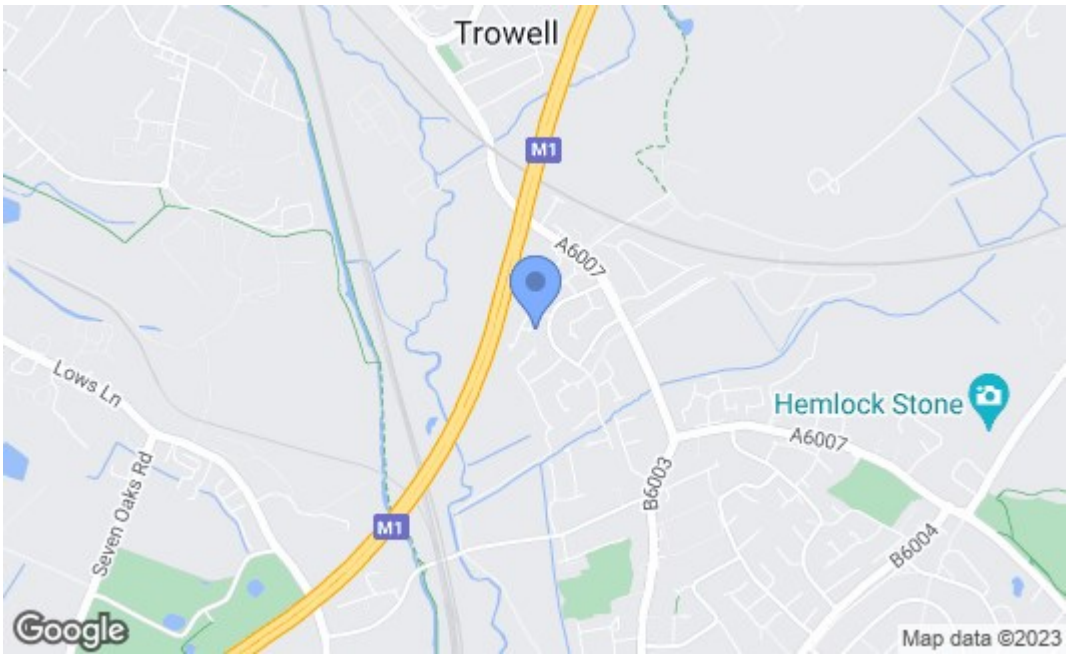
OUTSIDE
To the front there is a shaped garden lawn and pathway providing access to the front entrance door. Planted bushes and shrubbery, pedestrian access into the rear garden.

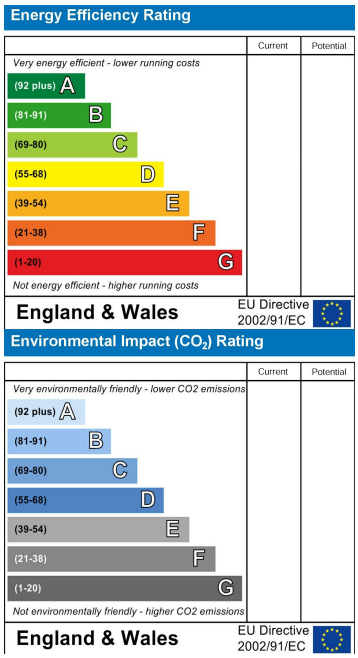
HOME GYM/STUDIO
17'2" x 16'6" (5.24 x 5.04)
Converted and extended from the original garage with vaulted ceiling incorporating two Velux roof windows, multiple spotlights, double glazed window (with fitted blind), composite and double glazed entrance door, two electric panel heaters, multiple power sockets, independent RCD breaker unit. This is currently being used as a home gym, but could also be used as a studio, teenager's den or home office.

TO THE REAR
The rear garden is enclosed to the boundary lines and offers an initial paved patio area (ideal for entertaining), pathway leads to converted garage/gym/studio. The garden has a generous lawn section, rear corner patio (ideal for entertaining), external water tap, lighting point, gated pedestrian access back to the front.

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 continue along heading towards Trowell Garden Centre. Take the second left hand turn onto Trowell Park Drive. Take the second right onto Iona Drive and then first left onto Tiree Close. Take a left turn into the cul de sac and the property can be found straight ahead. Ref: 8228NH







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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