Robert Ellis

look no further. . .

Hill Rise

Trowell, Nottingham NG9 3PE

A THREE BEDROOM DETACHED FAMILY HOUSE.

£298,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THE POPULAR VILLAGE OF TROWELL.

Benefitting from a cul de sac position, we believe the house would suit both first time buyers and young families alike. The property is within close proximity of the local primary school.

The accommodation comprises entrance porch leading through to an entrance hall with turning staircase rising to the first floor with useful understairs storage space, dual aspect front to back living room and recently replaced breakfast dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a modern bathroom suite.

Externally, there are gardens to both the front, side and rear. The property also benefits from a wider than average plot providing a side by side tarmac driveway to the front for off-street parking and further gated access leading to the rear.

The property also benefits from gas fired central heating from combination boiler, double glazing, modern kitchen and bathroom, and enclosed garden space to the rear.

The property is also situated within close proximity of excellent independent and national retailers in the nearby towns of Beeston, Stapleford and Ilkeston. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham/Derby, Junctions 25 and 26 of the M1 motorway, the Nottingham electric tram terminus at Bardills roundabout and Ilkeston train station.

We highly recommend an internal viewing.

ENTRANCE PORCH
10'1" x 3'0" (3.09 x 0.93)
uPVC and stained glass front entrance door, double glazed window to the front with fitted blinds, tiled floor, coat pegs, double glazed side window and panel and glazed inner door to entrance hall.

ENTRANCE HALL
9'1" x 8'4" (2.77 x 2.55)
Double glazed window to the front (with fitted blinds), radiator, coving, laminate flooring, useful understairs storage cupboard and turning staircase rising to the first floor. Doors to living room and breakfast kitchen.

LIVING ROOM
20'6" x 10'5" (6.25 x 3.2)
A dual aspect bright and airy room with window to the front (not double glazed), radiator, dado rail, coving, decorative ceiling rose, wall light points, TV and telephone points, laminate flooring, double glazed French doors to the rear garden.

KITCHEN
15'5" x 9'1" (4.71 x 2.77)
Re-fitted in 2023, the kitchen comprises a range of matching base and wall storage cupboards and drawers, with quartz work surfacing incorporating an inset one and a half bowl sink and draining board and central mixer tap incorporating an instant hot water tap. Matching quartz splashbacks, fitted four ring induction hob with extractor over and built in waist-level double oven incorporating an oven and microwave combi. Plumbing for washing machine and space for tumble dryer, integrated dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), radiator, double glazed windows to the side and rear with fitted roller blinds, uPVC panel and double glazed door to outside, ample space for dining table and chairs, vertical radiator, laminate flooring, under-cabinet lighting, glass crockery cupboard with lighting, LED spotlights.

FIRST FLOOR LANDING
Double glazed window to the front (with fitted blinds), coving, doors to all bedrooms and bathroom.

BEDROOM 1
11'11" x 10'6" (3.64 x 3.22)
Double glazed window to the front with views over the adjacent fields, radiator, coving and a range of fitted wardrobes, one being mirror fronted.

BEDROOM 2
11'11" x 10'5" (3.65 x 3.2)
Double glazed window to the rear and radiator.

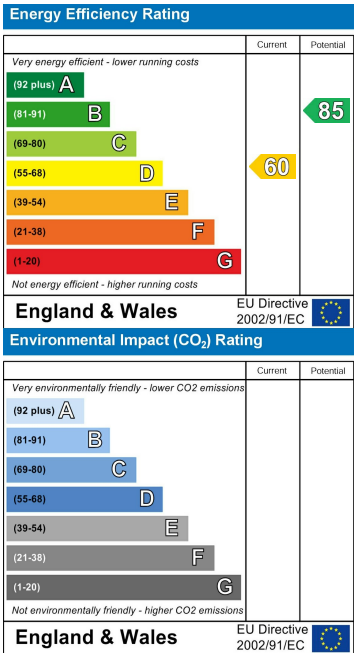
BEDROOM 3
9'1" x 8'2" (2.77 x 2.51)
Double glazed window to the rear, radiator, coving and loft access point to a part boarded, insulated and lit loft space.

BATHROOM
6'10" x 5'5" (2.1 x 1.67)
A modern white three piece suite comprises 'P' shaped bath with 'Triton' electric shower and shaped glass shower screen, wash hand basin with central mixer tap and push-flush WC. Fully tiled walls and floor, double glazed window to the side (with fitted blind), heated chrome ladder towel radiator, mirror fronted bathroom cabinet and wall-hung bathroom mirror.

OUTSIDE
To the front is a side-by-side tarmac driveway providing off-street parking for two/three cars, double gates, plus pedestrian gate giving access down the left hand side of the property to further parking space if required, double power socket, or entertaining space within the garden. The front also benefits from a lawn and flower border area enclosed by archway style timber fencing with concrete post and gravel boards. Leading down the left hand side of the property there is a further tarmac driveway secured by the gates, also offering space for entertaining with table and chairs. This then provides open access to the rear garden which offers an initial paved patio area with decorative slate chippings, leading onto a lawn section with raised and planted flower beds. Access to the detached garage, outside tap and lighting point.

DETACHED GARAGE
15'10" x 8'11" (4.83 x 2.74)
Double opening doors to the front, power and lighting.

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 onto Stapleford Road, Trowell and proceed past the entrance to Trowell Garden Centre, continuing along in the direction of Trowell Village. At the 'T' junction, adjacent to St Helen's Church, take a right turn onto Nottingham Road and proceed in the direction of Cossall before taking a left turn onto Hill Rise. The property can then be found on the right hand side.



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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