Robert Ellis

look no further. . .

Dawn View

Trowell Park, Nottingham NG9 3QU

A THREE BEDROOM DETACHED BUNGALOW

£295,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A THREE BEDROOM DETACHED BUNGALOW, TUCKED QUIETLY AWAY AS THE LAST PROPERTY IN A SOUGHT AFTER AND POPULAR RESIDENTIAL CUL DE SAC WITH THE MAJOR BENEFIT OF A DETACHED DOUBLE GARAGE TO THE REAR.

Situated on a popular and established residential development, known as Trowell Park, the property is located on the flat with an attractive garden to the rear offering a degree of privacy. There is ample offf-street parking secured by double gates which then provides further secure off-street parking beyond and access to the double garage with electrically operated roller door.

The internal accommodation comprises entrance hall, cloaks/w.c., through lounge/diner, kitchen, inner lobby, three bedrooms and bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing throughout, ample parking and generous enclosed rear garden.

The property is situated near open space and footpaths, making it ideal for dog walkers and those looking to enjoy the outdoor space.

There is easy access from the property to a variety of shopping facilities within the nearby towns of Stapleford, Beeston and Ilkeston. There is also easy access to good nearby local walks and transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham express tram terminus situated at Bardills roundabout.

Due to the ever popular nature of the property, type and location, we highly recommend an internal viewing.

ENTRANCE HALL
5'11" x 5'8" (1.81 x 1.75)
UPVC panel and double glazed front entrance door with double glazed window to the side of the door, radiator, door to lounge and door to:

CLOAKROOM/W.C.
6'3" x 2'9" (1.93 x 0.85)
Two piece suite comprising low flush w.c. and wash hand basin, tiled splashbacks, double glazed window to the side with fitted blinds, wall mounted smart meter, shelving and wall mounted electricity consumer box and beamed ceiling.

LOUNGE/DINER
23'1" x 12'0" (7.06 x 3.66)
Double glazed box bay window to the front with fitted blinds, feature fire surround incorporating coal effect fire, coving, two ceiling roses, double glazed window to the side, two radiators, ample dining table and chair space, door to kitchen and door to inner hallway.

KITCHEN
13'11" x 7'10" (4.25 x 2.41)
The kitchen comprises a range of matching fitted base and wall storage cupboards with square edge work surfacing.
Inset single sink and drainer with central swan-neck mixer tap and tiled splashbacks, breakfast bar with radiator beneath, space for cooker with extractor canopy over, plumbing for washing machine and dishwasher, double glazed window with fitted roller blind to the side, UPVC panel and double glazed side exit door to the driveway, boiler cupboard housing the gas fired central heating Viessman combination boiler, space for full height fridge/freezer, tiled flooring and alarm control panel.

INNER HALLWAY
Doors to three bedrooms and bathroom and loft access point.

BEDROOM 1
12'11" x 9'7" (3.96 x 2.93)
Double glazed window to the rear with fitted blinds, radiator, wall mounted cupboards and two double fitted wardrobes with mirror fronted sliding door fronts.

BEDROOM 2
10'4" x 6'11" (3.16 x 2.13)
Double glazed window overlooking the rear garden, fitted blinds and radiator.

BEDROOM 3
9'4" x 7'10" (2.86 x 2.39)
Double glazed window to the side and radiator.

BATHROOM
6'10" x 5'6" (2.1 x 1.68)
Three piece suite comprising panel bath with mixer tap, Mira Sprint electric shower over, folding glass shower screen, wash hand basin with mixer tap and storage cupboards beneath and hidden cistern push-flush w.c. Fully tiled walls and floor, wall mounted mirror fronted bathroom cabinet, shaver point, chrome heated ladder towel radiator and extractor fan.

OUTSIDE
To the front of the property there is a tarmac driveway providing off-street parking, in turn leading down the side of the property via double security gates. The front also consists of a dwarf hedgerow, decorative and shaped lawns housing a variety of bushes and shrubbery and decorative plum slate chippings. Beyond the security gates there is a further secure tarmac driveway providing ample off-street parking, leading to a detached garage via electrically operated roller door. There is an external water tap, lighting points and further pedestrian gates providing access into the rear garden. The rear garden offers a high degree of privacy and is enclosed by timber fencing with concrete post and gravel boards, benefiting from a good size lawn section with shaped and edged borders housing a variety of bushes, shrubs and plants. There is an ornamental pond, water feature, paved patio area and UPVC panel and double glazed side entry door into the garage.

DOUBLE GARAGE
16'8" x 16'2" (5.1 x 4.93)
Electrically operated remote control door, power, lighting, UPVC panel and double glazed side exit door and double glazed window to the side.

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 turn left onto Pasture Road, heading in the direction of Trowell. Bear left at the mini roundabout and head towards Trowell Garden Centre. Take a left hand turn onto Trowell Park Drive and follow the bend in the road round to the left. Take a right hand turn onto Kingsmead Avenue and left onto Roehampton Drive. Continue along before turning right into the cul de sac of Dawn View and the property can then be found tucked away in the right hand corner.

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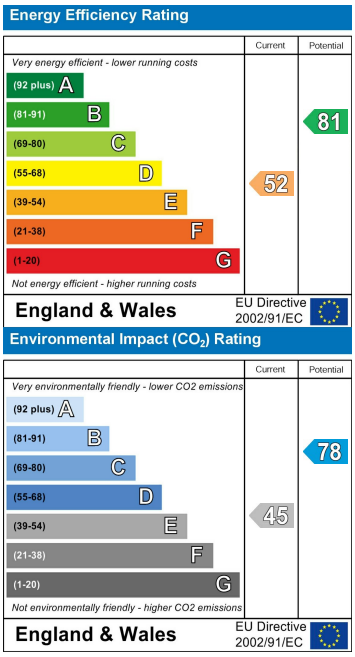

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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