Robert Ellis

look no further. . .

Roehampton Drive
Trowell, Nottingham NG9 3QY

A DOUBLE FRONTED FOUR BEDROOM
DETACHED FAMILY HOUSE.

£325,000 Freehold

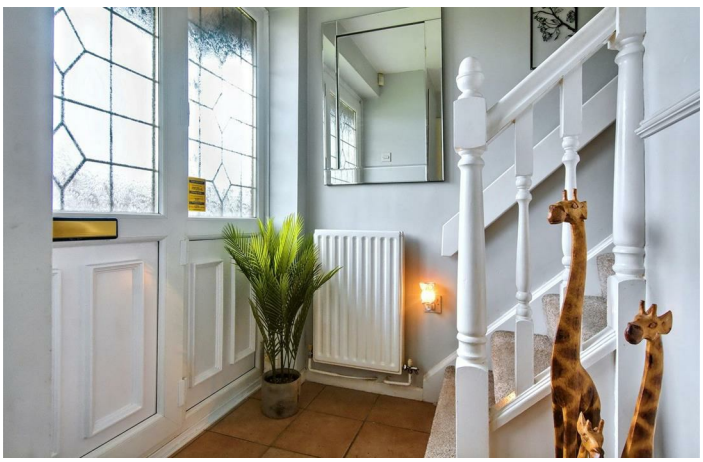
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, staircase rising to the first floor, ground floor WC, spacious living room, dining room and kitchen. The first floor landing then provides access to four bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage with power and lighting, and enclosed garden space to the rear.

The property is located in this popular and established residential location within close proximity of the shops, services and amenities located in the neighbouring towns of Stapleford, Beeston and Ilkeston. There is also easy access to ample outdoor countryside, local schooling for all ages, transport links to and from the surrounding area, including the A52, M1, Nottingham electric tram terminus and Ilkeston train station.

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



ENTRANCE HALL
7'4" x 4'0" (2.26 x 1.23)
Panel and double glazed front entrance door with matching uPVC panel and double glazed window to the side of the door, tiled floor, staircase rising to the first floor with decorative wood spindle balustrade, radiator, telephone point, useful cloaks/storage cupboard with hanging rail and shelving. Doors to the living room and WC.

WC
5'4" x 5'0" (1.65 x 1.53)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap with storage cabinet beneath and tiled splashback. Double glazed window to the side, radiator, wall mounted bathroom cabinet.

LIVING ROOM
17'8" x 13'0" (5.40 x 3.97)
Sliding double glazed patio doors providing access to the rear garden patio, media points, picture rail, wall light points, two radiators, feature marble surround fireplace with matching hearth incorporating living flame coal effect gas fire. Laminate flooring, opening through to the dining room.

DINING ROOM
10'1" x 9'5" (3.09 x 2.89)
Double glazed window to the rear overlooking the rear garden (with fitted roller blind), tiled floor, radiator, opening through to the living room. Door to the kitchen.

KITCHEN
11'10" x 9'4" (3.63 x 2.87)
Equipped with a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating single sink and draining board with central swan neck mixer tap and decorative tiled splashbacks. Space for cooker with extractor canopy over, plumbing space for washing machine and slimline dishwasher, in-built fridge and freezer, glass fronted crockery cupboards, double glazed window to the front, uPVC panel and double glazed exit door to the side driveway, radiator, tiled floor.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Boiler cupboard housing the 'Worcester Bosch' gas fired combination boiler (for central heating and hot water purposes). Loft access point via pull-down loft ladders to a boarded, lit and insulated loft space.

BEDROOM ONE
11'5" x 9'11" (3.49 x 3.03)
Double glazed box bay window to the front (with fitted roller blind), radiator, fitted bedroom furniture including wardrobes, overhead storage cupboards and bedside cabinets. Partial dado rail, fitted overstairs wardrobes with sliding mirrored doors.

BEDROOM TWO
10'0" x 9'7" (3.06 x 2.94)
Double glazed window to the front, radiator, laminate flooring, fitted overstairs wardrobes with sliding mirrored doors.

BEDROOM THREE
8'9" x 8'0" (2.68 x 2.45)
Double glazed window to the rear overlooking the fields beyond, radiator, laminate flooring, media points, fitted storage cupboard.

BEDROOM FOUR
10'7" x 6'3" (3.23 x 1.93)
Double glazed window to the rear overlooking the fields beyond, radiator, media points, dado rail, fitted wardrobes with matching overhead storage cupboards.

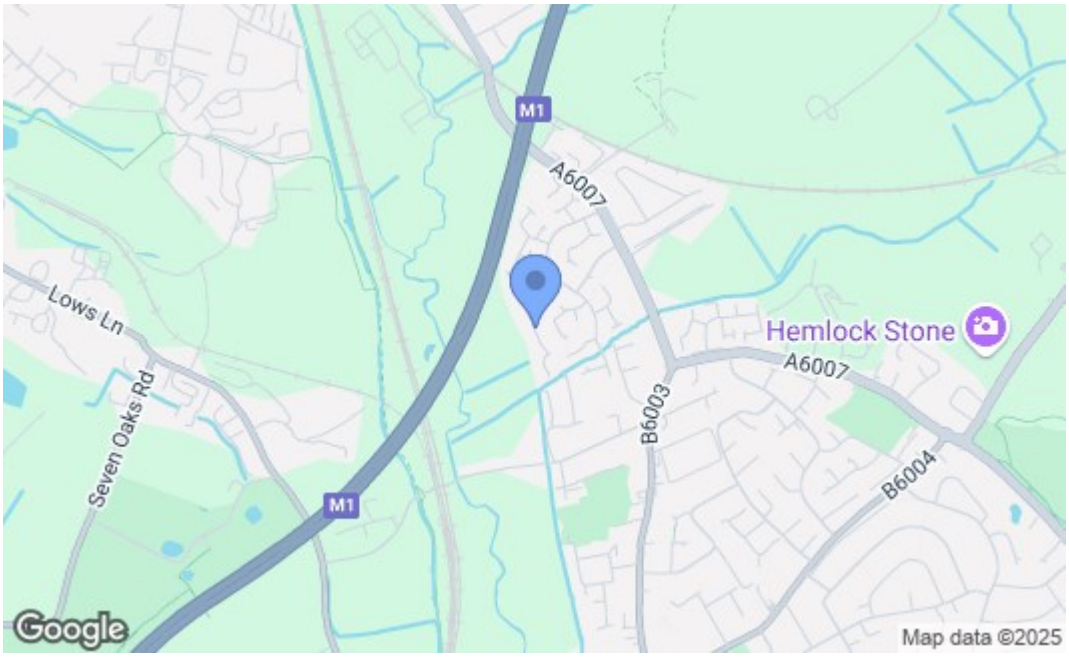
BATHROOM
7'9" x 6'6" (2.37 x 2.00)
Three piece suite comprising panel bath with glass screen, mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap with storage drawers beneath. Fully tiled walls and floor, wall mounted bathroom cabinet, chrome ladder towel radiator, double glazed window to the rear (with fitted blinds), spotlights, extractor fan.

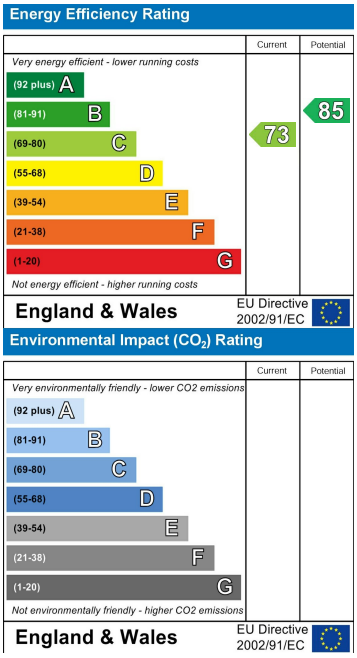
OUTSIDE
To the front of the property there is a lowered kerb entry point leading to a tarmac driveway running down the left hand side of the property providing off-street parking which in turn provides access to the detached garage and gated access to the rear garden. The front garden has a shaped lawn with two gravel flowerbeds housing a variety of bushes and shrubbery, a pathway provides access to the front entrance door. To the front and side of the property there are external lighting points, as well as a water tap to the front.

TO THE REAR
The garden is enclosed by timber fencing to the boundary lines and is split into various sections with a paved patio seating area. There is also an "L" shaped lawn section, pathway leading to the side garage door, gated access onto the driveway and gated access to the field beyond. Within the garden there is also an outside power supply.

DETACHED GARAGE
20'5" x 9'0" (6.24 x 2.76)
Up and over door to the front, personal access door and window to the side, 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, continue left onto Pasture Road and proceed in the direction of Trowell. At the mini island, veer left. Take an eventual left hand turn onto Trowell Park Drive. Follow the bend in the road to the left, taking an eventual right hand turn onto Kingsmead Avenue before turning right at the "T" junction onto Roehampton Drive. The property can then be found on the left hand side, identified by our For Sale board.





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.