



**Windsor Close  
Trowell, Nottingham NG9 3PU**

**Asking Price £259,995 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room, kitchen and garden room. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating, majority double glazed, block paved driveway, solar panels (owned and belonging to the property), detached garage with power and lighting, generous garden space incorporating multiple sheds, greenhouses and gated access to the rear.

The property is located in this popular and desirable village location which offers easy access to a range of nearby amenities including shops and services in the neighbouring towns of Ilkeston, Stapleford and Beeston. There is also easy access to the local junior school and a range of transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, Ilkeston train station and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE PORCH

Double glazed uPVC panel and double glazed French entrance doors with double glazed windows to either side, tiled floor, further uPVC panel and double glazed entrance door to the hallway.

## ENTRANCE HALL

12'4" x 6'4" (3.77 x 1.94)

Tiled floor, radiator, meter cupboard box, staircase rising to the first floor with decorative wood spindle balustrade, useful downstairs storage cupboard. Doors to living room and kitchen.

## LIVING ROOM

15'0" x 11'0" (4.58 x 3.37)

Double glazed bay window to the front (with fitted vertical blinds), radiator, painted beamed ceiling, media points, wall light points, feature Adam-style fire surround with marble style insert and hearth with coal effect fire. Opening through to the dining area.

## DINING AREA

11'0" x 9'3" (3.37 x 2.82)

Secondary glazed window to the rear, painted beamed ceiling, radiator, Georgian-style panel and glazed door to the kitchen.

## KITCHEN

8'11" x 6'2" (2.73 x 1.90)

The kitchen is equipped with a handle-less range of matching base and wall storage cupboards and drawers with square edge work surfacing incorporating single sink and draining board with central mixer tap. Fitted four ring hob with extractor over and oven beneath, decorative tiled splashbacks, double glazed window to the side (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), spotlights, panel and glazed door to the garden room.

## GARDEN ROOM

11'10" x 6'1" (3.61 x 1.87)

Double glazed hardwood framed window to the rear, uPVC panel and double glazed French doors opening out to the rear garden, radiator, useful brick store (making an ideal space for fridge or freezer).

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds). Doors to all bedrooms and shower room. Decorative wood spindle balustrade continued from the entrance hall downstairs.

## BEDROOM ONE

12'5" x 9'0" (3.79 x 2.75)

Double glazed window to the front (with fitted blinds), radiator, coving, three sets of double wardrobes with matching overhead storage cupboards fully fitted to one wall.

## BEDROOM TWO

9'1" x 8'10" (2.78 x 2.71)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, two double and one single wardrobe with matching overhead storage cupboards fully fitted to one wall.

## BEDROOM THREE

6'8" x 6'3" (2.04 x 1.93)

Double glazed window to the front (with fitted blinds), radiator.

## SHOWER ROOM

6'3" x 6'1" (1.91 x 1.86)

Three piece suite comprising corner shower cubicle with mains shower, glass screen and sliding doors, wash hand basin with storage cabinet beneath, low flush WC. Fully tiled walls, panelled ceiling incorporating loft hatch (with pulldown loft ladder to a boarded, lit and insulated loft space), double glazed window to the rear (with fitted roller blind), ladder towel radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway which provides off-street parking leading down the right hand side of the property which is then continued through double wrought iron gates, further parking leading towards the garage and rear garden. The front garden is designed for straightforward maintenance, being gravelled with planted borders housing a variety of bushes and shrubbery.

## TO THE REAR

The rear garden spans a good overall depth, being accessed via a wrought iron pedestrian gate from the driveway to a large paved patio seating area (ideal for entertaining). This then leads along the right hand side via a pathway to the foot of the plot. The garden has decorated broken slate chippings, a generous lawned area, as well as a range of sheds and greenhouse. To the foot of the plot, there is gated access to the nature reserve beyond. Within the garden there is an external lighting point and water tap. From the driveway there is access to the detached garage.

## DETACHED GARAGE

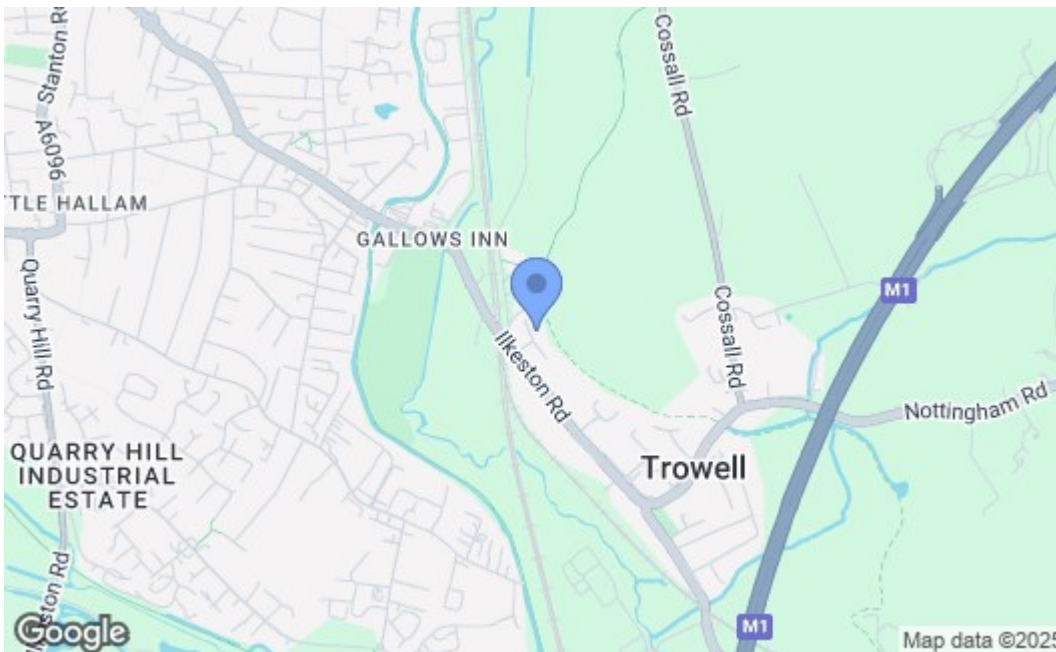
17'7" x 8'1" (5.36 x 2.48)

Up and over door to the front, power and lighting points.

## 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 and continue, passing the entrance to Trowell Garden Centre. At the "T" junction at St Helen's Church, turn left onto Ilkeston Road and head in the direction of Ilkeston. Take an eventual right hand turn onto Windsor Close. At the "T" junction, turn left and the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.