Robert Ellis

look no further. . .

Trowell Park Drive
Trowell, Nottingham NG9 3RA

A MID 1980'S FOUR BEDROOM THREE BATHROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£350,000 Freehold

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN, THIS MID 1980'S DAVID WILSON CONSTRUCTED FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION. NO UPWARD CHAIN.

With adapted accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining area, kitchen, family/sitting room (ground floor bedroom), utility room and shower room. The first floor landing then provides access to four bedrooms (principal bedroom with en-suite) and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, single garage, solar panels and enclosed rear garden.

The property is located in this favoured and established modern residential location within close proximity of three nearby towns, Stapleford, Beeston and Ilkeston, all of which offer a wide variety of national and independent retailers and shopping facilities. There is also easy access to an array of nearby schooling for all ages, as well as transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus situated at Bardills roundabout and Ilkeston train station.

We believe the property will make an ideal long term family home with potential to have an extra bedroom on the ground floor because of the conversion of the garage.

We highly recommend an internal viewing.

ENTRANCE HALLWAY
6'0" x 5'2" (1.83 x 1.59)
uPVC panel and double glazed front entrance door, radiator, alarm control panel, staircase rising to the first floor and door to living room.

LIVING ROOM
15'10" x 11'4" (4.84 x 3.46)
Double glazed bay window to the front (with fitted blinds), two radiators, coving, media points and feature Adam-style fire surround with inset coal effect fire. Opening through to the dining area.

DINING AREA
9'6" x 8'7" (2.90 x 2.64)
Sliding double glazed patio doors opening out to the rear garden, radiator, coving and door to kitchen.

KITCHEN
13'9" x 8'7" (4.21 x 2.64)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Four ring hob with extractor over, inset double oven/combination grill, two double glazed windows to the rear (with fitted blinds), integrated fridge, tile effect flooring, radiator, useful understairs storage pantry, telephone point and doors to the utility room and family/sitting room (or occasional bedroom).

GROUND FLOOR BEDROOM/SITTING ROOM
18'4" x 8'3" (5.60 x 2.52)
Double glazed window to the front (with fitted blinds), radiator and wall light point.

UTILITY
6'6" x 5'4" (2.00 x 1.63)
Roll top work surface with storage cabinet and drawer beneath, plumbing for washing machine and space for further under-counter kitchen appliance (if required), double glazed window to the rear (with fitted blind) tiled splashbacks, radiator, tile effect flooring, uPVC panel and double glazed exit door to outside and further door to shower room.

SHOWER ROOM
6'6" x 5'4" (2.00 x 1.63)
Modern white three piece suite comprising full width double size shower cubicle with glass screen and electric shower with easy to maintain wall boarding and extractor fan, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the side (with fitted blind), radiator, spotlight, traditional ceiling light and wall mounted bathroom cabinet.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point to an insulated loft space.

BEDROOM ONE
12'0" x 11'6" (3.67 x 3.51)
Double glazed window to the front, radiator, telephone point and door to en-suite.

EN-SUITE
12'1" x 5'4" (3.70 x 1.63)
Modern four piece suite comprising separate shower cubicle with glass screen/shower door and electric shower, wash hand basin with mixer tap, push flush WC and bidet. Decorative wall boarding to dado height, wall mounted bathroom cabinet, two obscure panel double glazed windows to the front, traditional radiator and additional ladder towel radiator.

BEDROOM TWO
10'5" x 8'3" (3.18 x 2.53)
Double glazed window to the rear, radiator and a range of fitted wardrobes and matching drawer unit.

BEDROOM THREE
10'5" x 6'9" (3.18 x 2.08)
Double glazed window to the rear, radiator and floor to ceiling fitted cabinet.

BEDROOM FOUR
8'0" x 7'4" (2.45 x 2.26)
Double glazed window to the rear and radiator.

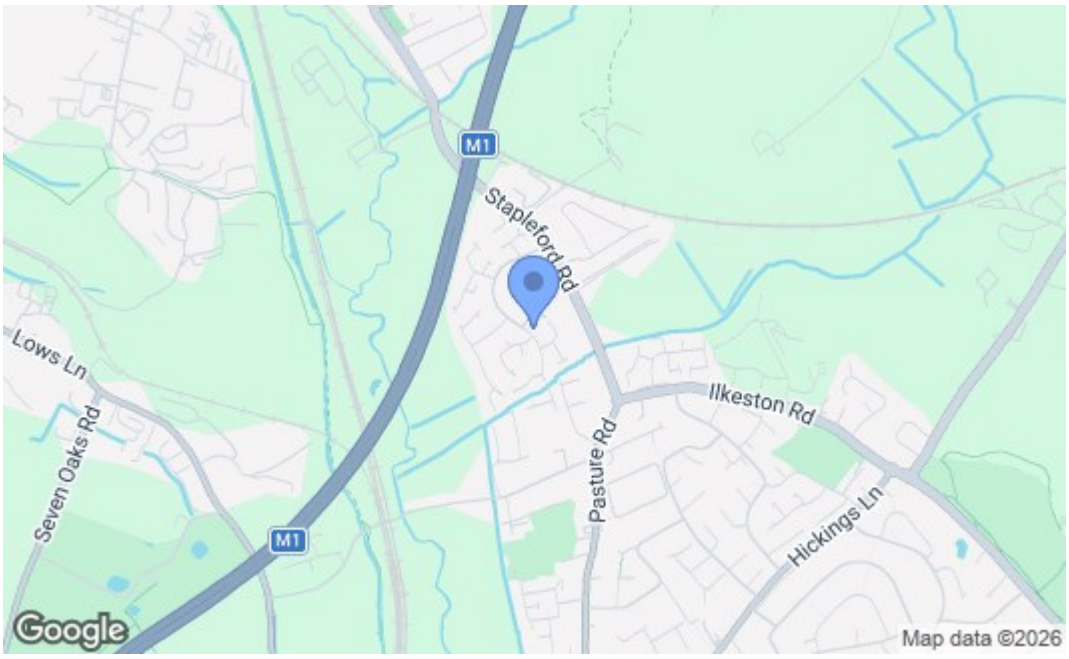
BATHROOM
8'9" x 6'10" (2.69 x 2.10)
Three piece suite comprising panel bath with foldaway glass shower screen and electric shower over, push flush WC and wash hand basin. Decorative boarding to some of the walls, double glazed window to the side, shaver point, radiator, wall mounted bathroom cabinet, tile effect flooring, chrome ladder towel radiator and airing cupboard housing hot water cylinder with shelving above.

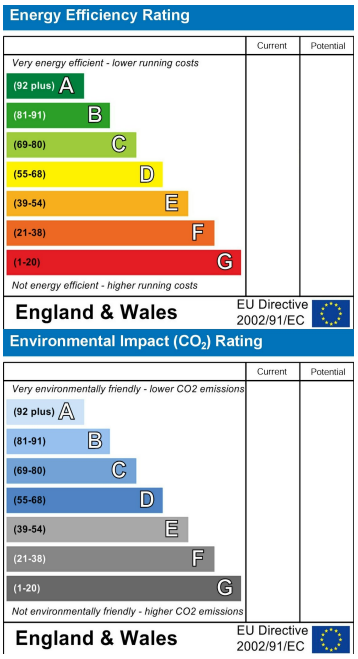
OUTSIDE
To the front of the property, there is a block paved driveway providing side-by-side off-street parking with a curved lawn, external lighting point and pedestrian access leading down the side of the property into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines, concrete posts and gravel boards. Split into various areas including an initial pave patio seating area accessed via the patio doors from the dining room, with a matching pathway providing access to the side utility door. There is a good sized shaped lawn with stepping stone pathway and an array of flowerbeds, borders and rockery housing a variety of bushes, shrubs, trees and plants. Within the garden there is an external water tap and lighting point.

GARAGE
19'5" reducing to 15'7" x 8'4" (5.94 reducing to 4.76 x 2.55)
Electrically operated garage door, power, lighting, wall mounted boiler and loft access point to a smaller but useable loft space.

DIRECTIONS
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 roundabout, veer left onto Trowell Road and continue in the direction of the garden centre. Take an eventual left hand turn onto Wychwood Drive. At the "T" junction, turn left onto Trowell Park Drive and the property can 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.

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