Robert Ellis

*look no further...*

Iona Drive

Trowell Park, Nottingham NG9 3RF

A SIMPLY STUNNING FOUR BEDROOM EXTENDED & RE-MODELLED DETACHED FAMILY HOME OFFERING STYLISH & HIGH QUALITY FIXTURES & FITTINGS.

**£450,000 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SIMPLY STUNNING EXTENDED AND RE-MODELLED WESTERMAN HOMES CONSTRUCTED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOME SITUATED IN THIS DESIRABLE AND SOUGHT AFTER RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a welcoming entrance reception hallway which could easily be doubled up as an office or sitting area leading through to a separate dining room, box bay fronted living room, ground floor WC and fantastic open plan dining kitchen. The first floor galleried landing then provides access to four bedrooms, the principal bedroom with dressing area and en-suite, and the family bathroom. The impressive floor area is 140sqm (1500sqft).

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing and high quality landscaped gardens to both the front and rear.

Further features include a fully fitted kitchen with integrated appliances and quartz worktops, partial under-floor heating and a detached garage which has been converted into a home office/workshop with fitted cupboards, loft hatch for storage and WC with front storage area which has historically been used as an occasional bedroom.

The property is positioned on a corner plot situated within this highly desirable and sought after residential location which provides easy access to excellent nearby amenities, schooling for all ages and transport links to and from the surrounding area including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus and Ilkeston train station.

There is also easy access to an ample amount of outdoor green space including Pit Lane and the Erewash Canal footpath.

With flexible and adaptable accommodation over two floors, we believe that this remarkable property will make an ideal family home and highly recommend an internal viewing to fully appreciate the accommodation on offer.

## RECEPTION ENTRANCE HALLWAY
11'0" x 9'0" (3.37 x 2.76)
Currently set up as a snug/reading room with feature flat panel radiator, vertical radiator, double glazed window to the side and feature composite and double glazed front entrance door with side windows. Glazed door to the dining room, laminate flooring, decorative panelling, fitted storage cabinets and a seat.

## DINING ROOM
13'7" x 9'0" (4.15 x 2.75)
Radiator with feature cover, TV point, double glazed side window, double glazed French doors (with blinds/shutters) opening to the central inner hallway and wall light points.

## INNER CENTRAL HALLWAY
6'11" x 6'0" (2.11 x 1.83)
Staircase rising to the first floor, doors to cloaks/WC, living room and dining kitchen, radiator with display cover, laminate flooring and wall light point.

## CLOAKS/WC
7'1" x 3'8" (2.16 x 1.12)
Modern two piece suite comprising a wash hand basin with vanity unit and mixer tap, push flush WC, partially tiled walls, chrome ladder towel radiator, double glazed window and extractor fan.

## LIVING ROOM
18'0" x 11'1" increasing to 13'9" (5.50 x 3.38 increasing to 4.20)
Wall mounted contemporary pebble style flame effect electric fire, TV point, two radiators (one with display cover), deep square walk-in bay window to the front (with blinds/shutters), coving, decorative mouldings and laminate flooring.

## DINING KITCHEN
20'8" x 17'1" (6.30 x 5.23)
A contemporary and comprehensive range of fitted handle-free soft-closing base and wall storage cupboards and drawers, with solid quartz work surfaces and matching upstands, with plinth light and in-built kitchen appliances including gas hob with electric oven, integrated full height fridge and freezer, additional fitted fridge, dishwasher, washing machine and tumble dryer, inset single sink and half drainer with swan-neck style mixer tap, two double glazed windows to the rear (with blinds/shutters), uPVC panel and double glazed exit door, tiled floor with part under-floor heating, spotlights, feature vertical radiator, three Velux roof windows, decorative panelling to dado height and an extremely useful understairs pantry area with shelving, tiled floor and feature black finished panel and glazed door from the kitchen. Further uPVC panel and double glazed exit door and overhanging breakfast bar area.

## FIRST FLOOR LANDING
Radiator, double glazed window (with fitted blinds/shutters), hatch and ladder to a lit, insulated and partially board loft space housing the gas fired combination boiler (recently replaced), decorative wood spindle balustrade and useful hidden shoe cupboard with mirror front.

## BEDROOM ONE
16'8" x 9'6" (5.10 x 2.90)
Two feature vertical radiators, double glazed window to the front (with fitted blinds/shutters), door to the en-suite and opening to the dressing area. Bedside lighting and decorative panelling to one wall.

## DRESSING AREA
6'1" x 5'6" (1.86 x 1.70)
Mirror-fronted sliding door wardrobes with shelving and hanging space, spotlights and opening through to the bedroom.

## EN-SUITE
9'3" x 4'9" (2.83 x 1.46)
Incorporating a contemporary suite comprising glass finished twin wash hand basins with vanity unit, storage drawers and waterfall mixer taps, push flush WC, large shower cupboard with low profile shower tray and ceiling fitted Drench mains shower rose. Chrome flat panel radiator, tiled floor and tiling to the walls, double glazed window (with fitted blinds/shutters), spotlights and extractor fan.

## BEDROOM TWO
10'2" x 9'5" (3.10 x 2.88)
Fitted wardrobes to one wall, radiator with display cabinet, double glazed window to the front (with fitted blinds/shutters), coving and decorative mouldings to two walls.

## BEDROOM THREE
10'0" to wardrobes x 7'2" (3.07 to wardrobes x 2.20)
Fitted wardrobes to one wall with drawer units, radiator, double glazed window to the rear (with fitted blinds/shutters) and laminate flooring.

## BEDROOM FOUR
8'5" x 7'0" (2.58 x 2.15)
Fitted wardrobes, fitted drawers, radiator, double glazed window to the front (with fitted blinds/shutters), coving and laminate flooring.

## FAMILY BATHROOM
6'11" x 5'7" (2.11 x 1.72)
Three piece suite comprising wash hand basin with vanity unit and mixer tap, push flush WC and "L" shaped shower bath with waterfall mixer taps and dual attachment twin rose mains shower system. Tiling to walls and floor, extractor fan, spotlights, double glazed window (with fitted blind) and chrome ladder towel radiator.

## OUTSIDE
Situated on a corner plot, with open plan high quality landscaped garden to the front finishes with artificial turf for ease of maintenance. Access to the front entrance door with external lighting points either side. The rear garden is fenced and enclosed for privacy and security, landscaped to a high specification with a contemporary modern design incorporating a variety of themed areas including feature paved patio area, rendered dwarf wall with steps leading onto the central garden, finished with high quality artificial grass for ease of maintenance. There is a shaped composite decked seating area (ideal for entertaining), along with a further space ideal for sun loungers, with a variety of raised planters, external tap and lighting point, personal access gate to the side and door into the garage/workshop.

## GARAGE/WORKSHOP/OFFICE
12'1" x 8'0" (3.70 x 2.46)
The garage has been converted into a home office/workshop, currently with fitted kitchen cupboards for storage, loft hatch to a useful boarded loft space with wooden pull-down ladder, double glazed window to the side, uPVC panel and double glazed side entrance door from the garden, laminate wood flooring with under-floor heating, additional storage area and door to a functioning toilet and wash room incorporating wash hand basin and push flush WC.

## 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 the second entrance on the left onto Trowell Park Drive and take the second right onto Iona Drive and the property can be found on the right hand side, identified by our For Sale board.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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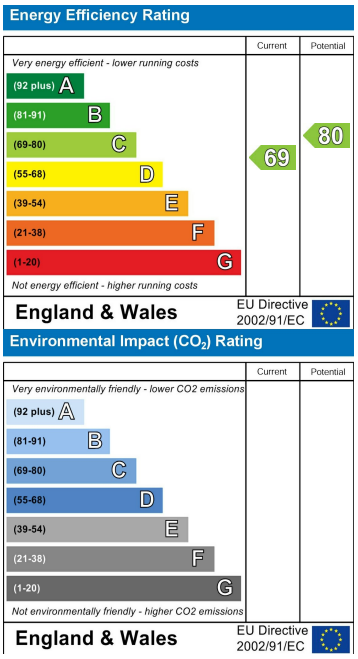


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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