Robert Ellis

look no further. . .

Hill Rise
Trowell, Nottingham NG9 3PE

A THREE BEDROOM DETACHED FAMILY HOME.

£285,000 Freehold

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Situated on a larger than average garden plot at the head of the cul de sac is this three bedroom detached family home.

Located in the highly regarded village of Trowell offering a great community feel with a local primary school, traditional public house and Post Office. Far from being isolated, the village offers good transport links to the city centre and the nearby market towns of Ilkeston and Beeston. For those who enjoy the outdoors, open countryside is on the doorstep.

The property itself comes to the market in a ready to move into condition with vacant possession. Features in gas fired central heating served from a combination boiler, double glazed windows and modern fitted kitchen.

The generous garden plot provides for ample off-street parking, larger than average single garage and private, maturely landscaped rear gardens, great for families.

Viewing is highly recommended.

ENTRANCE PORCH
3'11" x 10'2" (1.2 x 3.11)
A useful arrival space with uPVC double glazed windows and glazed door leading to entrance hall.

ENTRANCE HALL
8'9" x 9'5" max (2.67 x 2.89 max)
Stairs to the first floor with understairs store cupboard, radiator, double glazed window.

CLOAKS/WC
Incorporating a two piece suite comprising wall mounted wash hand basin and low flush WC.

LIVING ROOM
19'7" x 10'5" (5.99 x 3.18)
Living flame gas fire with original surround, two radiators, glazed window to the front porch, double glazed patio door to rear garden.

DINING KITCHEN
15'6" x 9'1" (4.73 x 2.78)
Range of modern fitted wall, base and drawer units with worktops and inset stainless steel sink unit with single drainer. Built-in electric double oven and grill, induction hob. Plumbing and space for washing machine, space for table and chairs, radiator, double glazed window, glazed door to rear porch.

REAR PORCH
uPVC double glazed window and door giving access to rear garden.

FIRST FLOOR LANDING
A light and airy space accessed from a dog-leg staircase. Wardrobe, radiator, double glazed window to the front.

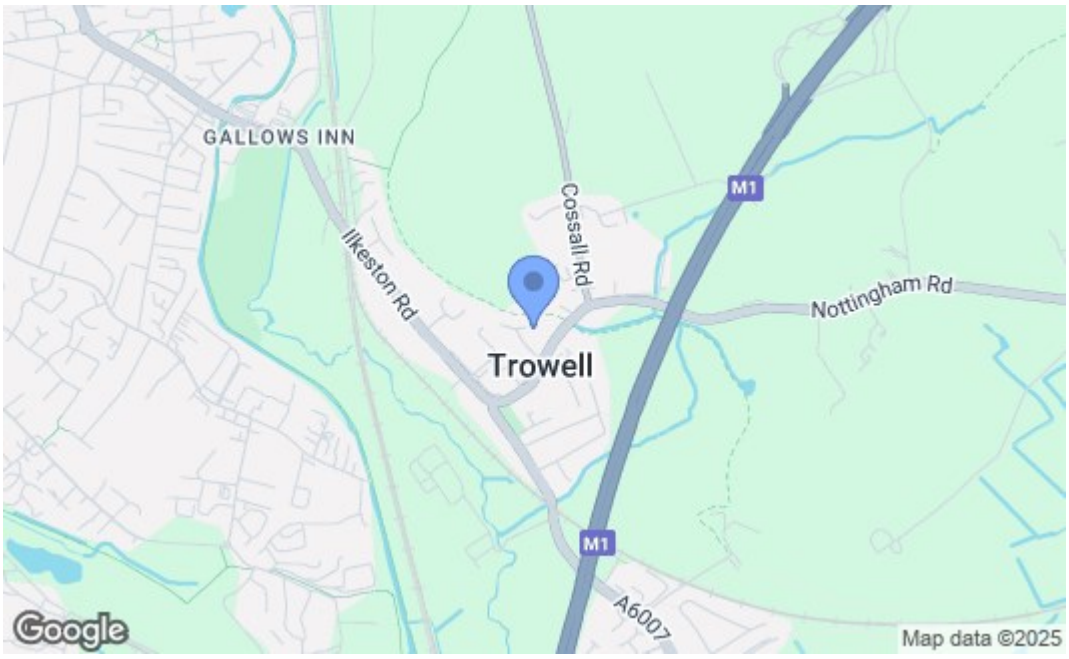
BEDROOM ONE
11'11" x 10'5" (3.65 x 3.18)
Fitted wardrobe, dressing table, drawers and cabinet. Cupboard housing 'Vaillant' gas combination boiler (installed in March 2020). Radiator, double glazed window to the rear.

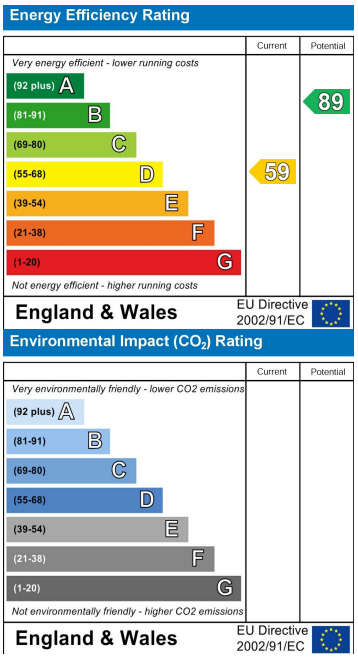
BEDROOOM TWO
12'0" x 10'4" (3.68 x 3.17)
Fitted bedroom furniture including wardrobes with eye level top cupboards, dressing table recess with drawers. Radiator, double glazed window to the front.

BEDROOM THREE
7'11" x 9'0" (2.42 x 2.76)
Loft hatch, radiator, double glazed window to the rear.

BATHROOM
7'2" x 5'5" (2.19 x 1.67)
Three piece suite comprising pedestal wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
The property enjoys a head of the cul de sac position on a larger than average plot and set back from the road with a front garden laid mainly to lawn and some evergreen shrubs. The driveway provides off-street parking for at least three vehicles in tandem and leads to a generous single garage constructed in sectional concrete with light and power. The large rear garden offers a degree of privacy. There is a patio area surrounding the rear elevation, central garden laid mainly to lawn flanked with evergreen shrub borders. In the corner of the garden is a further paved patio area with ornamental shrubs and bedding.





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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