



Haynes Avenue
Trowell, Nottingham NG9 3NY

£299,995 Freehold

A MODERN THREE BEDROOM SEMI
DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MODERN THREE BEDROOM SEMI DETACHED HOUSE POSITIONED WITHIN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room and open plan modern kitchen diner. The first floor landing then provides access to three bedrooms and a modern three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking, as well as a private, family friendly, low maintenance and highly practical garden to the rear. The plot enjoys the sun throughout the day. There is potential to extend the property to the side and rear (subject to the relevant permissions).

The property sits favourably in this popular Nottinghamshire village which provides a good local primary school, Morrisons Convenience Store, Post Office and popular public house. From the village, there is also easy access to excellent nearby transport links including the A52, M1, tram and train services, East Midlands Parkway, as well as East Midlands Airport.

There is also easy access to ample outdoor space, as well as shops, services and amenities in the neighbouring towns of Stapleford, Beeston and Ilkeston.

This ready to move into property would make an ideal first time buy or young family home which also benefits from being on a flat, level lying plot. We highly recommend an internal viewing.



ENTRANCE HALL

12'1" x 5'11" (3.70 x 1.81)

uPVC panel and double glazed stained glass front entrance door with double glazed panel to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage space, laminate flooring, radiator, coving. Doors leading to the living room and family dining kitchen.

LIVING ROOM

12'9" x 12'5" (3.89 x 3.81)

uPVC double glazed Georgian-style bow window to the front (with fitted blinds), decorative coving and ceiling rose, media points, shelving to either side of the chimney breast, Adam-style fire surround with marble hearth.

FAMILY DINING KITCHEN

19'10" x 10'4" (6.06 x 3.15)

The kitchen area is equipped with a matching range of fitted handle-less, soft-closing base and wall storage cupboards, with matching square edge work surfacing and central island unit with further storage, inset one and a half bowl sink unit with draining board and central mixer tap (with instant hot water). Integrated appliances include induction hob with matching oven beneath, integrated full height freezer, as well as integrated 50/50 fridge/freezer, space for further kitchen appliance, double glazed window to the rear, laminate flooring, spotlights. The dining area has ample space for dining table and chairs, uPVC double glazed French doors open out to the rear garden, additional double glazed window to the side, as well as a uPVC panel exit door to the side.

FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, loft access point, coving, dado rail. Doors to all bedrooms and bathroom.

BEDROOM ONE

12'7" x 12'0" (3.84 x 3.66)

Georgian-style double glazed window to the front (with fitted blind), radiator, part coving, part dado rail, central electric ceiling fan.

BEDROOM TWO

12'0" x 10'4" (3.66 x 3.15)

Double glazed window to the rear (with fitted blind), radiator.

BEDROOM THREE

9'1" x 7'8" (2.77 x 2.36)

Larger than average - double glazed window to the front (with fitted blind), radiator, coving, boiler closet housing the recently installed gas fired combination boiler (for central heating and hot water).

BATHROOM

6'7" x 6'0" (2.03 x 1.85)

Modern white three piece suite comprising "P" shaped bath with mixer tap and dual attachment mains shower over with decorative splashbacks, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the rear, part panelling, wall mounted ladder towel radiator, panelled ceiling with spotlights.

OUTSIDE

To the front of the property, there is an extensive tarmac driveway with decorative block paved edging providing ample space for several vehicles, access to the front entrance door via a block paved pathway and double gates lead down the side of the property into the rear garden.

TO THE REAR

The rear garden is enclosed by timber and panel fencing to the boundary lines, a good size gravel patio area leads onto a generous lawn with raised and planted flowerbeds housing a wide variety of bushes and shrubbery. Block paving leads down the side of the property via a covered carport back to the front, as well as a timber storage shed and storage area. There is an external water tap and light.

OUTSIDE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights, turn left onto Church Street. At the bend in the road, continue left onto Pasture Road. Proceed in the direction of Trowell. At the mini island, continue onto Trowell Road. Continue to St. Helen's Church and at the "T" junction, turn left onto Ilkeston road. Look for and take an eventual right hand turn onto Haynes Avenue. At the "T" junction continue left and the property can be found on the left hand side, identified by our For Sale board.

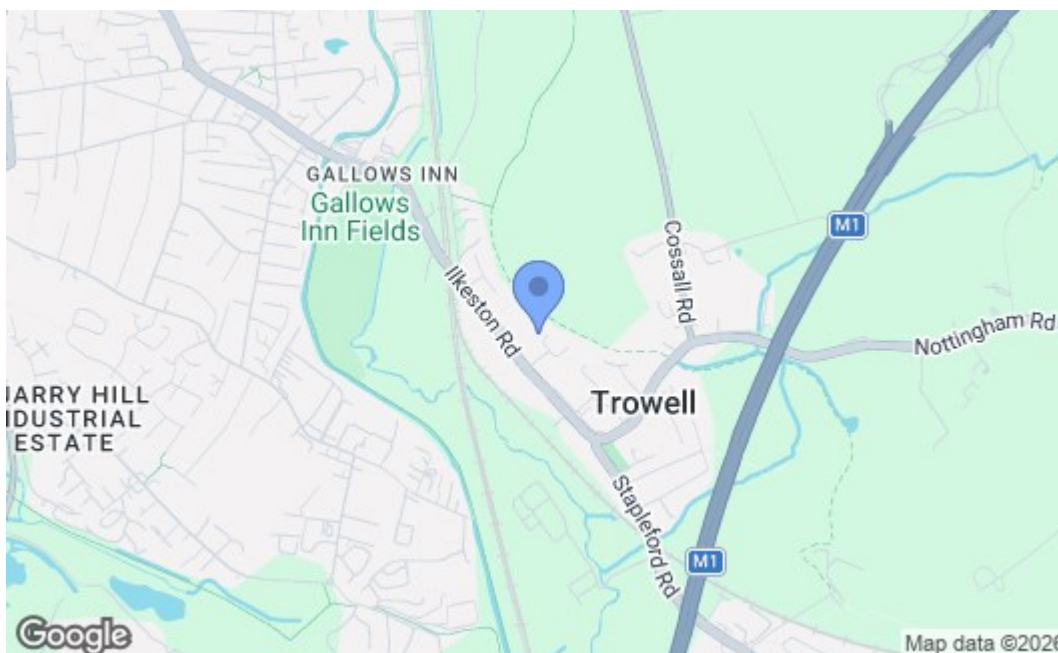
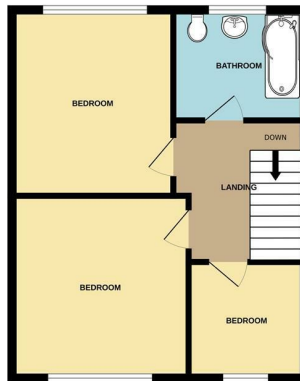
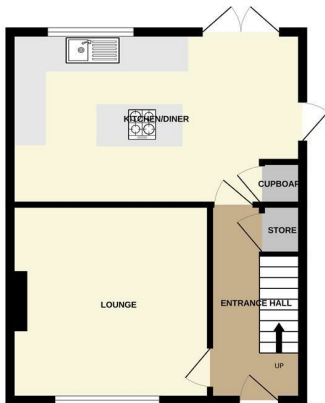




GROUND FLOOR



1ST FLOOR



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