Robert Ellis

look no further. . .

St. Helens Crescent
Trowell, Nottingham NG9 3PZ

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

£295,000 Freehold

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We are pleased to offer for sale this extended three bedroom semi detached house with exceptionally long gardens.

The property comes to the market in a ready to move into condition being newly decorated, new carpets and features including gas fired central heating served from a combination boiler (installed in 2020), double glazed windows throughout and an extended fully fitted kitchen with built-in appliances.

What sets this property apart from many is the outside space which it offers. To the front there is a forecourt providing parking for at least three vehicles and a gated driveway leads to a garage/workshop. The rear gardens offer a colourful and inviting space with expansive lawn and a large terraced patio area at the foot of the plot, making the most of the afternoon and early evening sun.

Situated in the popular suburban village of Trowell, with the benefit of its own primary school, walking distance to open countryside, yet far from being isolated conveniently situated close to the nearby towns of Beeston, Ilkeston and Stapleford, as well as good road networks to Nottingham city centre and Junctions 25 and 26 of the M1 motorway. There is also a regular bus service.

Offered for sale with NO UPWARD CHAIN, this property is ideal for first time buyers and families.

Viewing is highly recommended

ENTRANCE PORCH
Double glazed window and front entrance door. Further double glazed window and door leading to the hallway.

HALLWAY
Stairs to the first floor, radiator, doors to lounge and kitchen.

LOUNGE
15'10" x 12'11" (4.85 x 3.95)
Radiator, double glazed bay window to the front, archway through to dining room.

DINING ROOM
12'3" x 10'1" (3.74 x 3.08)
Radiator, double glazed window and patio door giving access to the rear garden. Door to kitchen.

KITCHEN
17'0" x 7'1" (5.20 x 2.17)
Incorporating a modern Shaker-style range of fitted wall, base and drawer units with wood block work surfacing, matching breakfast bar and inset one and a half bowl stainless steel sink unit with single drainer. Built-in gas hob with extractor hood over. Integrated electric oven with matching microwave. Integrated dishwasher, fridge and freezer. Heated towel rail, underfloor heating. Walk-in pantry/utility closet with plumbing and space for washing machine. Partial vaulted ceiling with Velux double glazed roof lights. Under floor heating. Double glazed window to the rear and double glazed door to the side.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms, bathroom, separate WC. Hatch and ladder to loft space which is boarded and carpeted, with light and power, and two Velux double glazed roof windows. A useful storage space.

BEDROOM ONE
13'8" x 11'3" to wardrobes (4.19 x 3.44 to wardrobes)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM TWO
12'5" x 10'6" (3.79 x 3.22)
Radiator, double glazed window to the rear.

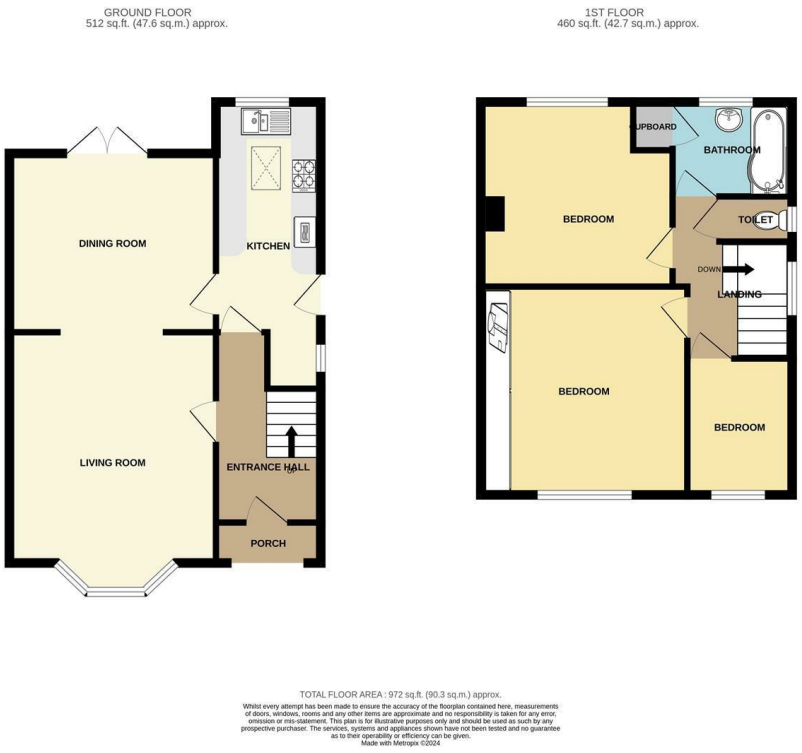
BEDROOM THREE
6'8" x 6'3" (2.04 x 1.92)
Radiator, double glazed window to the front.

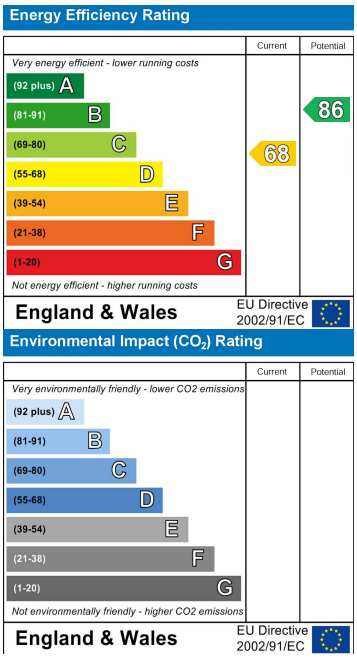
BATHROOM
Incorporating a two piece suite comprising wash hand basin with vanity unit and "P" shaped shower bath with screen, electric shower and mixer shower taps. Cupboard housing the gas boiler (installed 08.05.20) for central heating and hot water. Double glazed window.

SEPARATE WC
Housing a low flush WC. Double glazed window.

OUTSIDE
The property is set back from the road with an attractive block paved forecourt providing parking for at least three vehicles. There is a colourful raised shrub bed. There is a gated driveway at the side of the property finished in the same block paving which runs along the side of the house to the garage. The garage is blockwork constructed, plastered internally with light and power, and currently used as a workshop. The rear gardens are generous in size with block paved patio to the rear elevation with raised planters and pathway leading to an expansive lawn flanked with colourful bedding and at the foot of the plot is a large terraced patio area and summerhouse.

AGENTS NOTE
Please note that some of the internal photographs have virtual staging.





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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