

HoldenCopley

PREPARE TO BE MOVED

Ilkeston Road, Trowell, Nottinghamshire NG9 3PX

£270,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This well-presented semi-detached house enjoys a fantastic location with excellent transport links via the M1 and is close to a wide range of local amenities including shops, schools, and more. Ideal for a first-time buyer, the property is ready to move straight into. Upon entering, you'll find an inviting entrance hall leading to the bay-fronted living room, which features an original fireplace and double doors opening into the dining room. The dining room benefits from an exposed chimney breast alcove housing a log burner, creating a cosy atmosphere, and flows seamlessly into the modern fitted kitchen. From here, access leads into the conservatory, which opens out onto the rear garden and connects to the utility room. Upstairs, there are two double bedrooms, with the master boasting a bay-fronted window and access to the loft room. The first floor also includes a three-piece bathroom suite. Outside, the front of the property offers a planted area with established shrubs and bushes, a block-paved driveway, and gated access to the rear garden. The enclosed, generous south-facing garden features an outside tap, patio area, lawn with steps, a pond, various established plants, shrubs, and bushes, two sheds, hedged boundaries, and secure gated access.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Living Room & Dining Room
- Fitted Kitchen & Utility Room
- Conservatory
- Three-Piece Bathroom Suite
- Loft Room
- Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*6" x 3*4" (1.07m x 1.03m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

Living Room

14*3" x 11*11" (4.35m x 3.64m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, an original open feature fireplace with a decorative tiles, coving to the ceiling, and wood-effect flooring.

Dining Room

15*3" x 9*11" (4.67m x 3.04m)

The dining room has two UPVC double glazed windows to the side elevation, a radiator, recessed spotlights, coving to the ceiling, an exposed brick wall chimney breast alcove housing a log burner, a radiator, tiled flooring, and open access into the dining room.

Kitchen

11*11" x 6*9" (3.64m x 2.08m)

The kitchen has a range of modern fitted base and wall units with solid oak work tops, a Belfast sink with a swan nek mixer tap, a range cooker and extractor fan, an in-built cupboard, recessed spotlights, tiled flooring, a UPVC window to the rear elevation, and a door opening to the conservatory.

Conservatory

10*0" x 9*8" (3.06m x 2.97m)

The conservatory has tiled flooring, a radiator, a UPVC double glazed surround, a Polycarbonate roof, double French doors opening out to the rear garden, and access into the utility room.

Utility Room

9*11" x 4*4" (3.04m x 1.34m)

The utility room has a Polycarbonate roof, a worktop, space and plumbing for a washing machine, a UPVC double glazed window to the rear elevation, and tiled flooring.

FIRST FLOOR

Landing

6*2" x 2*11" (1.88m x 0.89m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Bedroom One

13*0" x 12*0" (3.97m x 3.66m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, an original feature fireplace, exposed floor boards, and access to the loft room.

Bedroom Two

11*4" x 8*8" (3.47m x 2.66m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and painted original floor boards.

Bathroom

8*1" x 6*2" (2.47m x 1.89m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a double walk-in shower with a wall-mounted rain fall and handheld shower fixture, recessed spotlights, a chrome heated towel rail, and tiled flooring.

SECOND FLOOR

Loft Room

15*5" x 11*5" (4.70m x 3.49m)

The loft room has a window to the side elevation, a Velux window, an exposed brick built wall, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a planted area with established shrubs an bushes, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed generous sized south-facing garden with an outside tap, a patio area, steps to a lawn, a pond, various established plants shrubs and bushes, two sheds, a hedged boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

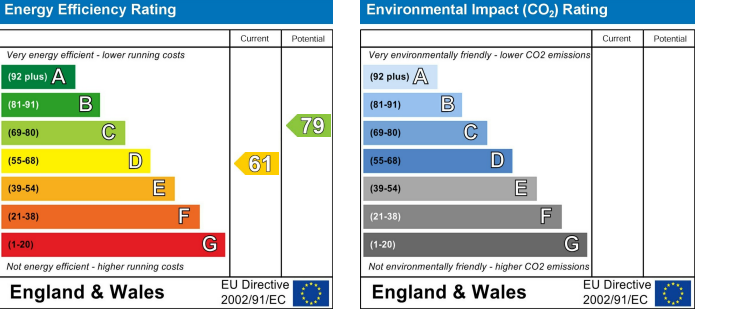
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

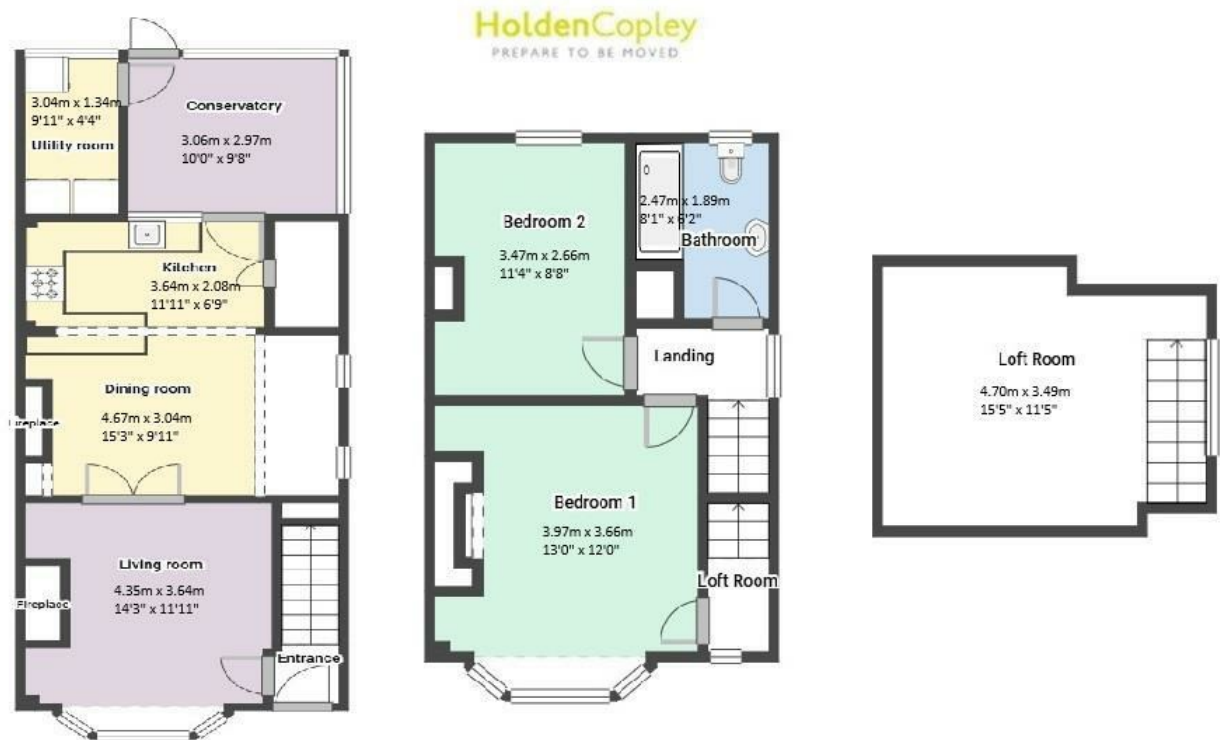
The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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