



Ilkeston Road, Trowell Nottingham NG9 3PX

welcome to

Ilkeston Road, Trowell Nottingham

- TRADITIONAL BAY FRONTED
- THREE BEDROOMS
- NO UPWARD CHAIN
- DRIVEWAY & SEPARATE GARAGE
- CLOSE TO AMENITIES AND FACILITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£335,000

Entrance Hallway

French entrance doors set within a decorative archway with stained glass panels, staircase rising to the first floor with decorative glass balustrade.

Lounge

11' 10" x 12' 10" (3.61m x 3.91m)
Bay fronted window, central chimney breast incorporating media point cabling and feature fire surround incorporating remote control operated log and pebble effect fire

Lounge Diner

21' 9" x 11' 10" (6.63m x 3.61m)
Open plan room, central chimney breast in the lounge. incorporating media point cabling and feature fire surround incorporating remote control operated log and pebble effect fire.

Kitchen

13' 4" x 6' 6" (4.06m x 1.98m)
Fitted appliances, marble effect work tops, space and plumbing for washing machine and dishwasher, access to the side.

Bedroom One

11' 5" x 11' (3.48m x 3.35m)
Fitted wardrobes

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom Three

7' 7" x 6' 6" (2.31m x 1.98m)

Fitted Wardrobes

Family Bathroom

Shower over bath

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Property Ref:

KBY109341 - 0005

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