



Stapleford Road  
Trowell, Nottingham NG9 3QE

**£425,000 Freehold**

A TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE SITTING ON A GENEROUS WIDE PLOT WITH THE BENEFIT OF GRANTED PLANNING PERMISSION AS OF JANUARY 2024 FOR A NEW DWELLING ON THE SIDE OF THE PLOT.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET AND OFFER THIS RARE OPPORTUNITY TO ACQUIRE A TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE SITTING ON A GENEROUS OVERALL PLOT WITH THE BENEFIT OF GRANTED PLANNING PERMISSION AS OF JANUARY 2024 TO CREATE AND CONSTRUCT A THREE STOREY, FOUR BEDROOM, TWO BATHROOM NEW BUILD DWELLING.

Planning Reference No. via Broxtowe Planning Portal to view the details is 23/00824/FUL where documents and drawings can be found as to the detailing of the new dwelling.

The house itself is extremely well presented throughout and benefits from accommodation over two floors comprising an entrance porch to entrance hall, bay fronted living room, rear sitting room (both with multi-fuel burners), kitchen and ground floor WC. The first floor landing provides access to three bedrooms and a modern bathroom suite.

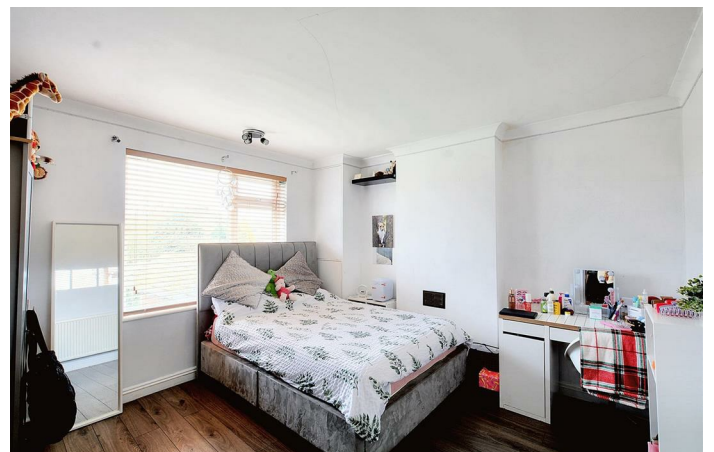
Other benefits to the property (as a whole) offers gas central heating from combi boiler, double glazing, ample off-street parking, and front, side and rear gardens with the rear garden also benefitting from a brick built entertaining space which could be converted into further accommodation (subject to the relevant planning and permissions).

We are selling the property/plot with planning permission (as a whole) and would suggest independent enquiries as to any changes to the current granted permissions.

We believe that the property itself would make an exciting opportunity for a family unit to come together with a self-build onsite, or for those looking to try their hand at a new build dwelling whilst living onsite.

The property is located in the popular village of Trowell, within easy access of the shopping facilities in Stapleford, Beeston and Long Eaton. There is also easy access to good schooling, fantastic transport links such as the A52 and M1 Junction 25, whilst also offering a popular village school.

We highly recommend an internal viewing and for further enquiries, contact the Stapleford Office on (0115) 949 00 44.



### ENTRANCE PORCH

6'0" x 2'0" (1.84 x 0.63)

Panel and double glazed entrance door set within a decorative archway, exposed brickwork, chessboard-style flooring, further panel and glazed door into the entrance hall.

### ENTRANCE HALL

14'0" x 5'11" (4.27 x 1.81)

Staircase rising to the first floor with decorative open spindle wood balustrade, radiator with display cabinet, wooden flooring. Oak doors to living room, kitchen and ground floor WC.

### WC/UTILITY

5'10" x 5'4" (1.80 x 1.65)

Double glazed window to the side, wall tiling, push flush WC with tiled splashbacks, space to incorporate the fitting of a shower with plumbing in place, spotlights, extractor fan.

### LIVING ROOM

13'5" x 12'2" (4.10 x 3.71)

Double glazed bay window to the front (with fitted blinds), radiator with display cabinet, media points. Oak door back through to the hallway. Sliding oak doors back through to the sitting room. Chimney breast with decorative tiles with inset multi-fuel burning stove sat on a slate hearth.

### SITTING ROOM

17'0" x 12'1" (5.19 x 3.70)

Fully opening bi-fold doors to the rear, opening out to the rear garden, decorative block window to the side, solid wood flooring, radiator with display cabinet, media points incorporating broadband router and chimney breast with inset multi-fuel burning stove sat on a slate hearth. Sliding doors to living room.

### KITCHEN

14'8" x 10'1" (4.49 x 3.08)

The kitchen is equipped with a matching range of fitted handleless base and wall storage cupboards with marble effect roll top work surfaces incorporating four ring gas hob with curved extractor fan over, inset single sink and draining board with central mixer tap, plumbing for washing machine, space for full height fridge/freezer, double glazed windows to both the side and the rear (with fitted blinds), uPVC panel and double glazed side exit door (with fitted blind to outside), tiled floor, spotlights, plinth lighting, wall mounted electrical consumer box. Oak internal opening door to sitting room.

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), decorative wooden spindle balustrade. Oak internal doors to all bedrooms and bathroom. Solid wood flooring.

### BEDROOM ONE

12'3" x 12'2" (3.74 x 3.72)

Double glazed window to the front (with fitted blinds), radiator, coving, wooden flooring.

### BEDROOM TWO

11'9" x 11'9" (3.60 x 3.60)

Double glazed window to the rear over looking the rear garden (with

fitted blinds), radiator, coving, laminate flooring, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

### BEDROOM THREE

7'3" x 5'11" (2.21 x 1.81)

Double glazed window to the front (with fitted blinds), radiator, coving, wooden flooring.

### BATHROOM

7'2" x 5'11" (2.20 x 1.81)

Modern white three piece suite comprising freestanding bath unit with freestanding waterfall-style mixer tap and handheld shower attachment, wash hand basin with mix tap, push flush WC. Decorative wall tiling to dado height, inset decorative tiled shelf, tiled floor, double glazed window to the rear (with fitted roller blind), spotlights.

### OUTSIDE

To the front of the property there is a decorative brick wall to the boundary line with central pathway then providing access to the front entrance door via a wrought iron pedestrian gate, split lawn to either side of the path, planted borders housing a variety of bushes, shrubs and trees. Lowered kerb entry point to a spacious driveway providing off-street parking.

### TO THE SIDE & REAR

The side and rear garden is currently "L" shaped, being enclosed to the boundary line being predominantly lawned with a side patio area (ideal for families and pets). To the rear of the plot there is a brick built decorative garden building intended for entertaining space but could be put to other uses (subject to the relevant permissions and approvals). Block paved patio seating area. Within the garden there are planted borders, external water tap and lighting point. Pedestrian gated access back to the front.

### AGENTS NOTE

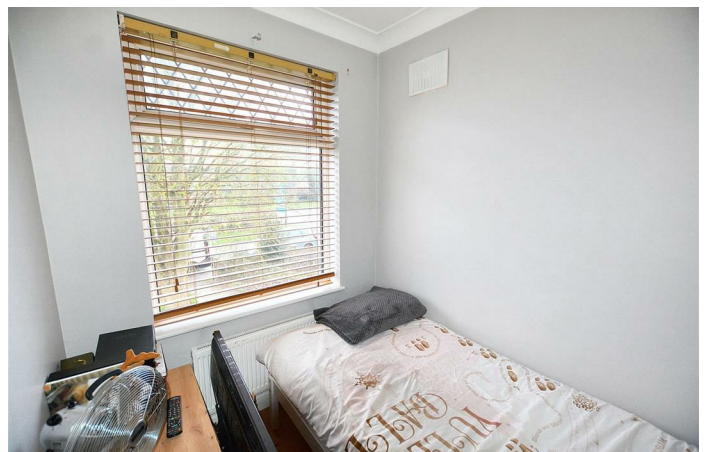
If the onward purchaser decides to take up the construction of a new dwelling, the current overall plot would be split in two to offer gardens and parking for both dwellings. This would need to be factored-in in terms of the garden space remaining for the current and new build, as well as parking arrangements for the current and new build.

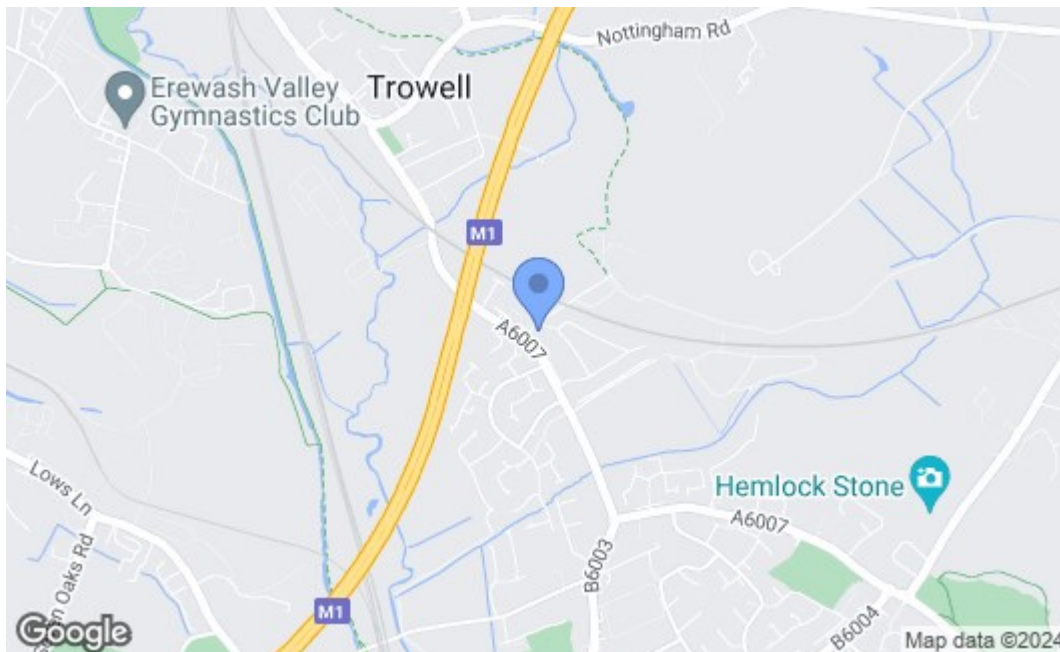
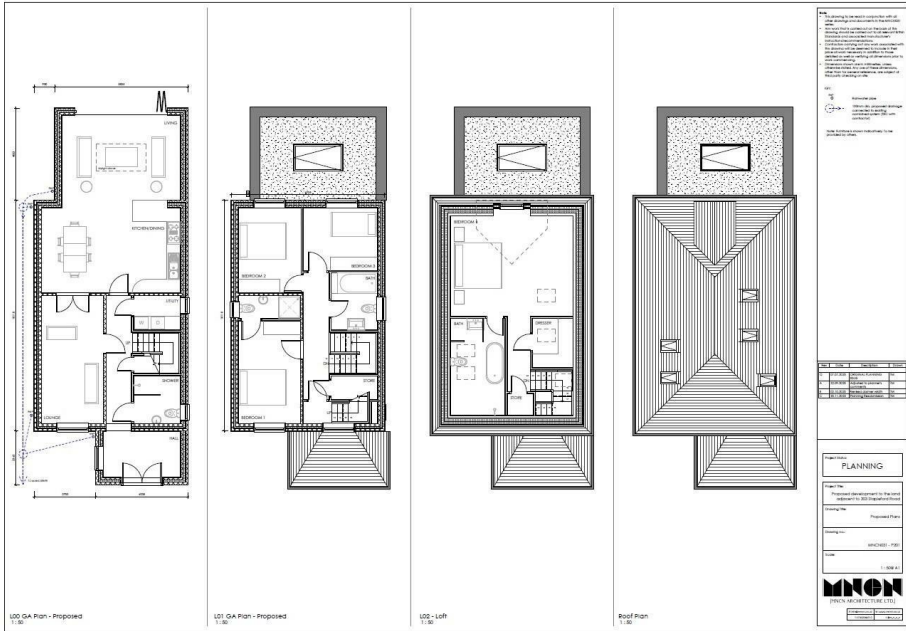
### PLANNING PERMISSION

The property comes with the benefit of planning permission granted on 24th January 2024 for a three storey, four bedroom, two bathroom new build dwelling with the planning ref. 23/00824/FUL. Further details and documents can be found within the online listing and via the Broxtowe Borough Council Planning Portal.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island, continue along Trowell Road, then Stapleford Road and taking a right hand turn sign posted towards Trowell Garden Centre, turning immediately back onto yourself onto the service road of Stapleford Road. The property can then be identified by our For Sale boards. Ref: 8400NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.