



**Festival Crescent  
Trowell, Nottingham NG9 3SZ**

**Offers Over £249,900 Freehold**

A RELATIVELY MODERN & EXTREMELY  
WELL PRESENTED THREE DOUBLE  
BEDROOM MID TOWN HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WECOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, MODERN THREE BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION IN TROWELL.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, breakfast kitchen and lounge/diner. The first floor landing then provides access to three bedrooms, principal bedroom with en-suite facilities, family bathroom suite and utility closet off the landing.

The property also benefits from gas fired central heating from combi boiler, double glazing, double driveway and enclosed, low maintenance gardens to the rear.

The property is located in this quiet yet established residential no-through road cul de sac location in this popular village of Trowell which offers easy access to a range of amenities including the local village school, Festival Inn public house, as well as the shops, services and amenities in the nearby towns of Stapleford, Ilkeston and Beeston.

There is also easy access to a variety of transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the Ilkeston train station.

We believe the property will make an ideal first time buy or young family home and we would therefore highly recommend an internal viewing.



## ENTRANCE HALL

16'11" x 6'8" (5.16 x 2.04)

uPVC panel and double glazed front entrance door, turning staircase rising to the first floor, decorative wood spindle balustrade, radiator, alarm control panel, cloaks storage cupboard, useful understairs storage space. Doors to kitchen, lounge and WC.

## WC

6'0" x 2'7" (1.83 x 0.81)

Two piece suite comprising push flush WC and wash hand basin with tiled splashbacks. Flooring (matching the hallway).

## KITCHEN

18'4" x 8'6" (5.60 x 2.61)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with square edge butchers block style work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated space for fridge, freezer and integrated dishwasher, space for dining table and chairs, double glazed window to the front (with fitted Roman blinds), radiator, spotlights.

## LOUNGE

17'1" x 15'3" (5.22 x 4.67)

Double glazed French doors opening out to the rear garden, double glazed windows to either side of the door, flooring (matching the hallway), two radiators, media points.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Useful storage cupboard with shelving and hanging space. Utility cupboard which houses the plumbing for the washing machine and tumble dryer, and also the gas fired central heating boiler. Loft access point via pulldown loft ladders to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

12'7" x 11'11" (3.86 x 3.65)

Double glazed window to the front, radiator, panelling to one wall, useful double storage cupboard. Door to en-suite.

## EN-SUITE

7'11" x 4'1" (2.43 x 1.25)

Three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains shower, sliding glass screen and door, wash hand basin with mixer tap with decorative tile splashback, push flush WC. Wall mounted

bathroom cabinet, spotlights, extractor fan, chrome ladder towel radiator, tiled floor.

## BEDROOM TWO

14'0" x 8'0" (4.27 x 2.45)

Double glazed window to the rear overlooking the rear garden, radiator.

## BEDROOM THREE

9'11" x 7'1" (3.03 x 2.18)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, useful fitted double wardrobe.

## BATHROOM

7'8" x 6'0" (2.34 x 1.85)

Modern white three piece suite comprising panel bath with tile surround, push flush WC, wash hand basin with tile splashbacks. Wall mounted bathroom cabinet, spotlights, extractor fan, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a double width tarmac driveway providing off-street parking comfortably side-by-side for two cars and access to the front entrance door.

## TO THE REAR

The rear garden is enclosed with timber fencing to the boundary lines, offering an initial paved patio seating area leading onto two separate artificial lawn sections with rear gate providing access back to the front of the property. Within the garden there is an external lighting point.

## DIRECTIONAL NOTE

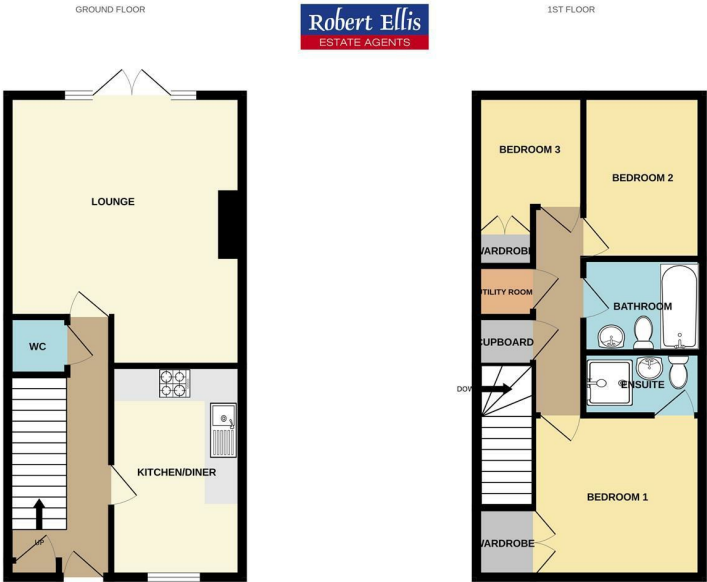
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left onto Trowell Road and continue in the direction of the garden centre. Continue to St. Helen's Church and at the "T" junction turn left onto Ilkeston Road. Take the right hand turn onto St. Helen's Crescent (after the Festival Inn) and take a further right hand turn into the cul de sac of Festival Crescent. The property can be found around the bend to the left.

## AGENTS NOTE

It is understood that there is a monthly charge of £20 which covers the service charge and gardening for the private road. We ask that you confirm this information with your solicitor prior to completion.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(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 <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		
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.