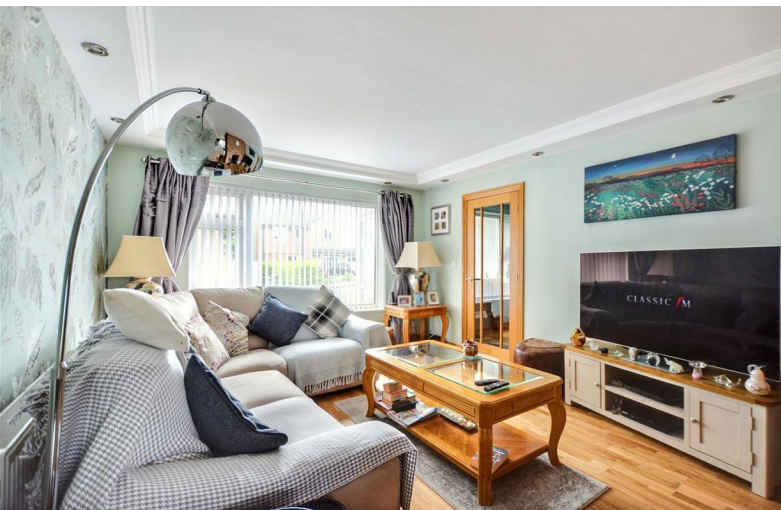




Ellesmere Drive
Trowell, Nottingham NG9 3PH

A FOUR BEDROOM DETACHED FAMILY HOME.

Offers Over £425,000 Freehold



We have great pleasure in offering for sale this extended four bedroom detached family home situated in an enviable position within this small cul de sac.

What you cannot appreciate from the front elevation is this property enjoys fantastic uninterrupted views over fields to the rear, giving the illusion of seclusion and living in the countryside. Far from being isolated, the property sits on the outskirts of the well regarded urban village of Trowell. Trowell has its own primary school and a great community feel, with good road networks and easy accessibility to the larger towns of Stapleford, Ilkeston and Beeston where shops and facilities can be found. Nottingham city is within easy reach, as is Junction 25 or 26 of the M1 motorway for those looking to travel further afield.

Extended from its original form and re-modelled by the current owners, to give spacious and adaptable living accommodation, great for growing families. With an air of open space to the ground floor, the generous entrance hall leads through to a living room with an attractive exposed brick chimney breast and inset cast iron log burner. This feature offers a divide between the living room and leads through to the dining area which then opens through to a modern, contemporary fitted kitchen with built-in appliances. There is also a useful modern shower room/WC to the ground floor, great for busy families, and a recently constructed double glazed conservatory beyond the dining room where the occupants can while away the hours with views over the garden and fields beyond which changes over the seasons.

Rising to the first floor, the landing provides access to four well proportioned bedrooms, one of the doubles is currently used as a second sitting room, and a family bathroom completes the accommodation.

The property is centrally heated and double glazed throughout. A forecourt provides ample off-street parking and leads to an integral garage. The beautifully presented rear gardens are attractively landscaped with lawns, colourful bedding, block paved patio and gazebo.

This superb family property must really be viewed to appreciate the accommodation on offer and the rear aspects over countryside.



ENTRANCE PORCH

Double glazed window and front entrance door. Door to hallway.

HALLWAY

Stairs to the first floor with feature balustrade, understairs store cupboard, radiator.

LIVING ROOM

13'6" x 11'10" (4.14 x 3.63)

Radiator, double glazed window to the front, feature brick chimney breast with inset cast iron multi-fuel burner, which acts as a divide to the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

27'4" x 12'8" (8.34 x 3.88)

The kitchen area comprises a comprehensive range of modern fitted wall, base and drawer units, with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing for dishwasher (included) and space for American-style fridge/freezer. Partially vaulted ceiling with Velux double glazed roof window, double glazed window to the rear. Door to shower room/WC. Open to dining area. The dining area has a radiator, double glazed French doors opening to the conservatory.

CONSERVATORY

10'5" x 10'2" (3.18 x 3.11)

Recently constructed and finishes in uPVC double glazed windows with brick dwarf wall and French doors opening to the rear garden. The conservatory is a fantastic, relaxing space and exploits views over the gardens and countryside beyond.

SHOWER ROOM

Modern three piece suite with wash hand basin, low flush WC, shower enclosure. Heated towel rail, waterproof boarding to walls. Connecting door to garage.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'9" reducing to 10'0" x 11'4" (3.91 reducing to 3.05 x 3.47)

Fitted wardrobes, radiator, double glazed window to the rear enjoying views over the garden and fields beyond.

BEDROOM TWO

18'6" x 8'8" (5.65 x 2.65)

This generous space is currently used as a first floor sitting room. Two radiators, double glazed windows to the front and rear enjoying fantastic views.

BEDROOM THREE

12'10" x 11'3" (3.93 x 3.43)

Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM FOUR

9'0" x 7'1" (2.76 x 2.16)

Fitted wardrobe, hatch and ladder to loft. Double glazed window.

FAMILY BATHROOM

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with mixer shower attachment over. Waterproof boarding to walls, heated towel rail, double glazed window.

OUTSIDE

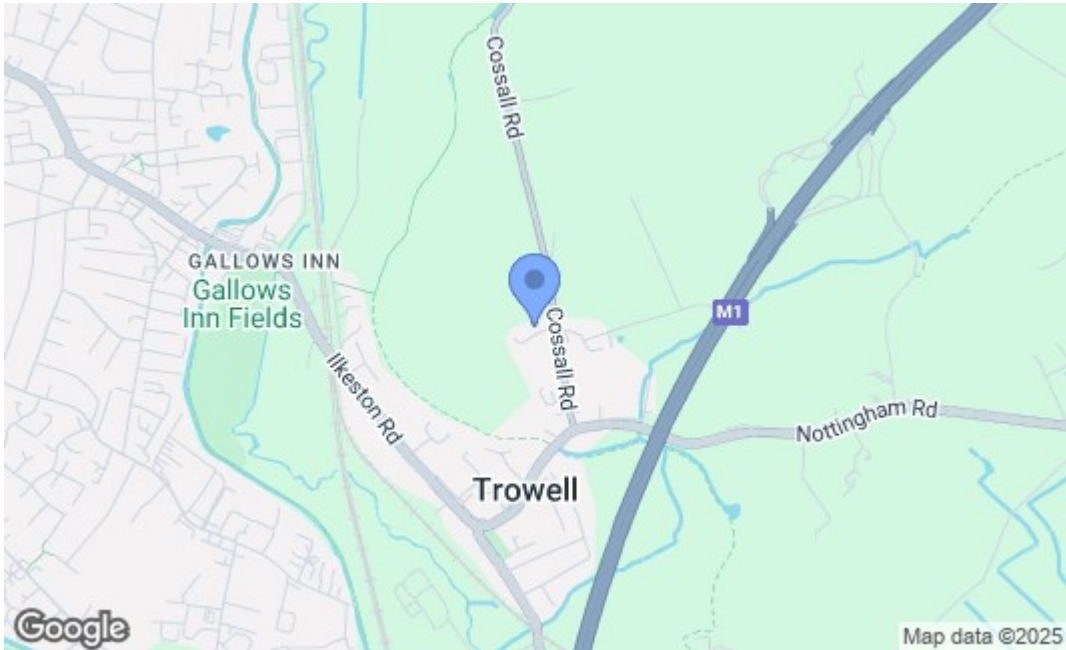
The property is set back from the road with a block paved forecourt and driveway providing parking for up to three vehicles. This in turn leads to the integral single garage. There is gated access at the side of the house leading to the rear garden. The rear garden is attractively landscaped with sections laid to lawn, colourful bedding, block paved patio and gazebo at the foot of the garden. The rear boundary backs onto open fields.

GARAGE

18'7" x 8'6" (5.67 x 2.61)

With electric up and over door, light and power. Wall mounted gas combination boiler (for central heating and hot water). Sink unit with hot and cold water feed, space for washing machine.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.