Robert Ellis

look no further. . .







Festival Crescent
Trowell, Nottingham NG9 3SZ

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

£250,000 Freehold

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

This attractive and contemporary home offers well-proportioned accommodation arranged over two floors and has been exceptionally well maintained by the current owners, creating a property that is ready to move straight into.

The accommodation comprises an entrance hall, ground floor WC, spacious lounge/diner and a superb dining kitchen which has been stylishly upgraded to create a modern and contemporary living space. The kitchen benefits from high-quality quartz worktops, enhancing both its appearance and practicality, making it an ideal hub for everyday family life and entertaining alike.

To the first floor, the landing provides access to three bedrooms, including a principal bedroom with en-suite facilities, a modern family bathroom and a useful utility/storage cupboard off the landing.

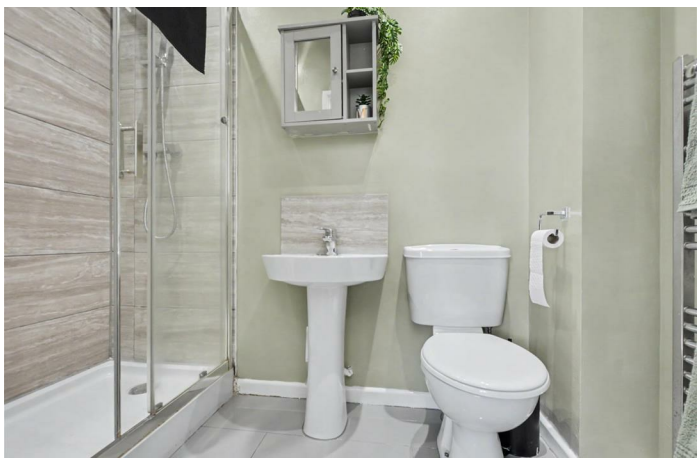
Further benefits include gas-fired central heating, featuring a new combination boiler installed in February 2026, providing improved efficiency and peace of mind for prospective purchasers, double glazing throughout, a double-width driveway providing off-road parking and an enclosed, low-maintenance rear garden, perfect for enjoying outdoor living with minimal upkeep.

Situated within a quiet residential no-through road, the property enjoys a highly desirable position within the popular village of Trowell. A variety of local amenities are close at hand, including the village school, the Festival Inn public house and an excellent selection of shops, supermarkets and everyday services available in the nearby towns of Stapleford, Ilkeston and Beeston.

The location also offers excellent transport links, with easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham Tram network at Bardills Island and Ilkeston railway station, making it particularly attractive for commuters.

Offering modern living in a convenient village setting, this fantastic property is likely to appeal to first-time buyers, young families and professionals alike. An early internal viewing is therefore highly recommended in order to fully appreciate the quality of accommodation on offer.





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)
Recently refurbished to a high standard with a shaker style range of fitted base and wall storage cupboards and drawers with low profile quartz work tops and one and a half bowl sink Intergrated electic oven, hob and extrator hood over. Integrated fridge, freezer and dishwasher. pace for dining table and chairs, radiator double glazed window to the front.

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 closet with plumbing and space for the washing machine and stackable and tumble dryer. Loft access point via pulldown loft ladders to a partially boarded, which houses the gas combination boiler, installed in February 2026

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.

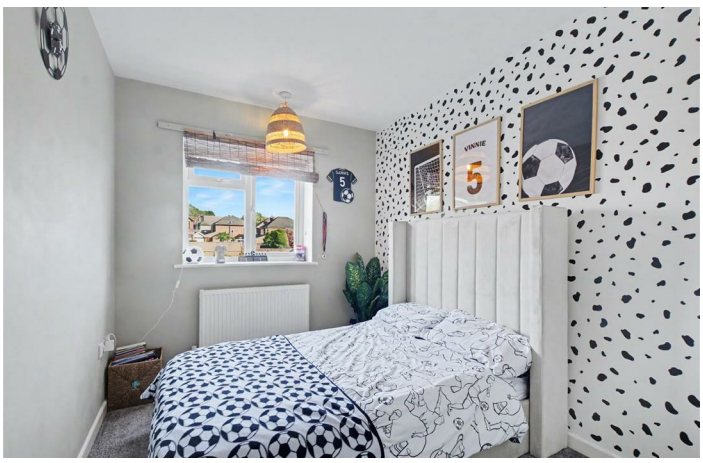
BEDROOM THREE
9'11" x 7'1" (3.03 x 2.18)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, useful fitted double wardrobe.

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 town 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.

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.





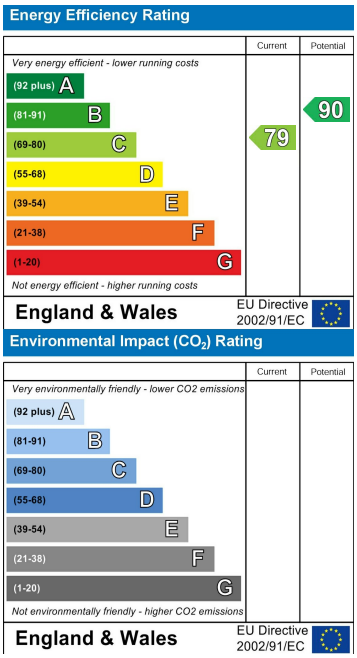












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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