



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

**£239,950 Freehold**

A RELATIVELY MODERN THREE BEDROOM,  
TWO BATHROOM END TOWN HOUSE  
SITUATED IN THIS ESTABLISHED CUL DE  
SAC LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RELATIVELY MODERN AND WELL PRESENTED THREE BEDROOM, TWO BATHROOM, THREE TOILET END TOWN HOUSE SITUATED IN THIS ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, kitchen to the front and lounge to the rear. The first floor landing provides access to three bedrooms (the principal bedroom with en-suite facilities) and family bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing and enclosed tiered/landscaped garden to the rear.

The property is located in this quiet established residential cul de sac within close proximity of excellent nearby amenities, as well as open countryside access, local village school, good transport links, including the A52, M1 and A610.

There is also easy access to the Ilkeston train station, as well as the Nottingham electric tram terminus situated at Bardills roundabout in Toton.

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



### ENTRANCE HALL

16'7" x 6'6" (5.07 x 2.00)

uPVC panel and double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage cupboard, laminate flooring, radiator with display cabinet, alarm control panel. Internal doors leading through to the WC, kitchen and lounge.

### GROUND FLOOR WC

6'10" x 3'0" (2.09 x 0.92)

Modern white two piece suite comprising push flush WC, wash hand basin with tiled splashbacks. Double glazed window to the front, wall mounted electrical consumer box, radiator, extractor fan, laminate effect style flooring.

### LOUNGE

15'9" x 13'7" (4.81 x 4.15)

uPVC panel and double glazed French door opening out to the rear garden with double glazed windows to either side of the doors (with two fitted roller blinds). Laminate flooring, two radiators, media points.

### DINING KITCHEN

17'7" x 8'11" (5.38 x 2.72)

The kitchen area comprises a matching range of fitted base and wall storage cupboard and drawers, with granite effect roll top work surfaces incorporating one and a half bowl sink unit with swan-neck mixer tap, draining board and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for tumble dryer and full height fridge/freezer, spotlights. Opening through to the dining area where there is ample space for dining table and chairs, radiator with display cover, double glazed window to the front (with fitted roller blinds).

### FIRST FLOOR LANDING

Decorative wood spindle balustrade, doors to all bedrooms and bathroom. Loft access point to an insulated loft space with lighting point and boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

### BEDROOM ONE

12'1" x 10'6" (3.70 x 3.21)

Double glazed window to the front, radiator, TV point, decorative panelling to one wall, wall light points, useful storage closet. Door to en-suite.

### EN-SUITE

7'0" x 6'1" (2.14 x 1.86)

Three piece suite comprising corner tiled and enclosed shower cubicle with mains shower, push flush WC, wash hand basin with tiled splashbacks. Double glazed window to the front, spotlights, extractor fan, chrome ladder towel radiator.

### BEDROOM TWO

12'9" x 8'1" (3.90 x 2.48)

Double glazed window to the rear, radiator.

### BEDROOM THREE

8'4" x 7'4" (2.56 x 2.25)

Double glazed window to the rear, radiator, fitted double storage closet.

### BATHROOM

7'3" x 6'0" (2.22 x 1.85)

Three piece suite comprising panel bath with glass shower screen and mains shower over, push flush WC, wash hand basin with tiled splashbacks. Chrome ladder towel radiator, extractor fan.

### OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking, with pathway leading to the front entrance door and front garden lawn. To the front of the property there is also a water tap and a pathway leads down the left hand side of the property into the rear garden.

### TO THE REAR

The rear garden is tiered over three levels, benefitting from two paved patio spaces (ideal for entertaining) with a top section which is artificially lawned, enclosed by timber fencing to the boundary lines. Within the garden there is an external lighting point, pedestrian gated access then leads back to the front of the building.

### 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, continue left onto Pasture Road and head in the direction of Trowell. At the mini traffic island, veer left and continue passing the entrance to Trowell Garden Centre on the right. At St. Helen's Church, turn left at the "T" junction onto Ilkeston Road. Take a right hand turn after the Festival public house onto St. Helen's Crescent. Take an immediate right after the entrance to the car park onto Festival Crescent and follow the bend in the road to the left. The property can then be found straight ahead.

REF - 9828NH





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