Robert Ellis

look no further. . .







St. Helens Crescent
Trowell, Nottingham NG9 3PZ

A THREE BEDROOM SEMI DETACHED HOUSE.

£285,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



PART EXCHANGE OR BUYER INCENTIVES AVAILABLE - ASK FOR MORE INFORMATION

Situated at the head of the cul de sac with a larger than expected garden, Robert Ellis are pleased to offer for sale this semi detached house which has just had a complete program of renovation and comes to the market in a ready to move into condition. NO UPWARD CHAIN.

Behind this traditional bay fronted facade lies a modern, contemporary and surprisingly spacious home, ideal for growing families. The hub of the household is the generous open plan family dining kitchen with brand new units and built-in cooking appliances. There is a separate living room and useful cloakroom/WC to the ground floor. The first floor accommodation has been re-modelled to provide three well proportioned bedrooms and a brand new bathroom suite with separate WC. The property is double glazed throughout and has the benefit of newly installed gas fired central heating and a complete re-wire.

What sets this property apart from many is the simply stunning rear gardens, offering a large mature space for families to enjoy. There is off-street parking for two cars and there is also a detached garage.

Situated in this highly regarded suburban village, Trowell offers the best of both worlds, being close to open countryside yet far from being isolated with its own primary school, Post Office and Convenience Store, and offers good transport links and commutability to the nearby towns and Nottingham city centre.

We strongly recommend an early internal viewing of this turn key property to avoid disappointment.





ENTRANCE PORCH
Double glazed window and front entrance door. Further door and window to hallway.

HALLWAY
12'3" x 6'6" (3.75 x 2)
Stairs to the first floor, doors to the living room and dining kitchen.

LIVING ROOM
13'11" increasing to 15'9" into bay x 12'10" (4.26 increasing to 4.82 into bay x 3.92)
Radiator, double glazed bay window to the front.

DINING KITCHEN
20'0" x 10'5" (6.10 x 3.19)
A large open plan space great for entertaining and socialising, the kitchen area comprises a brand new range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, further appliance space. Two radiators. double glazed windows and French doors to the rear. Double glazed door to the side. Door to cloaks/WC.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms, bathroom and separate WC.

BEDROOM ONE
13'11" x 13'2" reducing to 11'2" (4.26 x 4.02 reducing to 3.42)
Radiator, double glazed window to the front.

BEDROOM TWO
12'6" x 10'3" (3.82 x 3.13)
Radiator, double glazed window to the rear.

BEDROOM THREE
8'6" x 6'0" (2.60 x 1.83)
Radiator, double glazed window to the front.

BATHROOM
6'11" x 5'5" (2.13 x 1.66)
Brand new fitted two piece suite comprising wash hand basin with vanity unit and bath with shower over. Radiator and double glazed window.

SEPARATE WC
Housing a newly fitted WC and double glazed window.

OUTSIDE
The property is situated at the head of the cul de sac and set back from the road with a front garden. A driveway provides off-street parking for two vehicles and leads to a detached brick built garage. There is pedestrian access to the side of the house opening through to the rear gardens which is expansive in size with a large raised terraced patio area beyond the rear elevation, retaining wall and then a lower garden with expansive lawn and mature trees and shrubs.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.















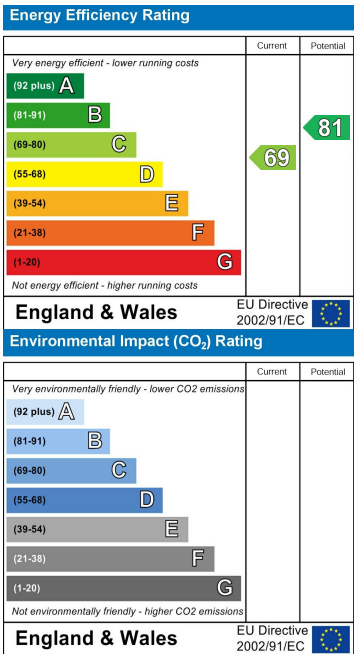

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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