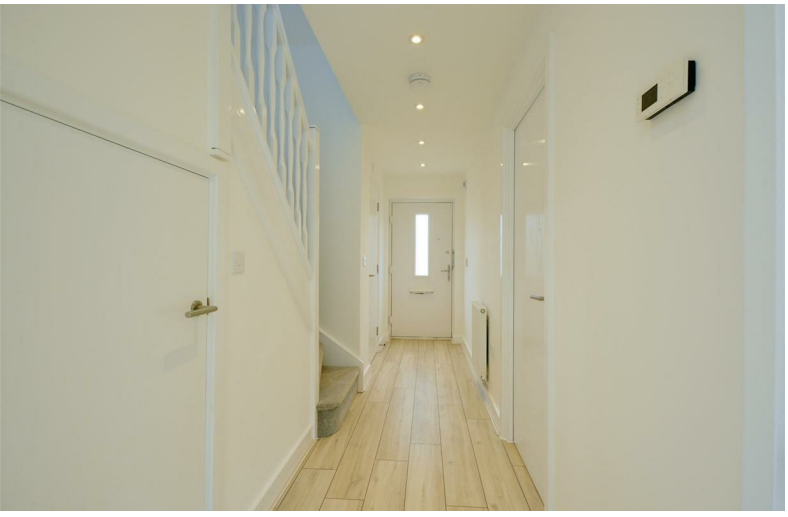
Robert Ellis

look no further...



Hablethorpe Street,
, Nottingham
NG8 3DN

£290,000 Freehold

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A three bedroom, semi detached new build property split across three floors with the benefit of no upward chain.

Having been finished to the highest specification throughout, this property would make an ideal purchase for a variety of buyers including first time buyers, young families or anyone looking to relocate to this popular location.

Situated within a new build development, it is conveniently placed for access to a wide range of local amenities including supermarkets, schools and the Harvey Hadden gym. The property also provides easy access to transport links with bus connections in and around Nottingham city centre and Nottingham Train Station is only 20 minutes away for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Open Plan Kitchen, Diner and Living Room and downstairs WC. Then rising to the first floor are two double bedrooms and bathroom. Then on the top floor is the master bedroom with en-suite.

The property also has the advantage of a lawned garden to the front with a pathway to the front door. Then to the rear is a primarily lawned garden with fenced boundaries. To the side is an allocated parking area with space for two cars.

With the benefit of double glaze throughout and having never been lived in, an early viewing
comes highly recommended.

Entrance Hall
UPVC double glazed door through to tiled entrance hall, with radiator and access to storage cupboard.

Open Plan Kitchen, Diner and Living Room
16'3" x 26'6" (reducing to 8'9") (4.966 x 8.086 (reducing to 2.686))

Kitchen Space
A range of wall, base and draw units with work surfaces over, inset sink with drainer. Integrated appliances to include fridge/ freezer, electric oven and induction hob, dishwasher and washing machine.

Living/ Dining Space
Tiled flooring with UPVC double glazed French doors to the rear garden and 2x radiators.

Downstairs WC
WC and wash hand basin

First floor landing
Access to storage cupboard housing the water tank.

Bedroom Two
8'11" x 14'1" (2.738 x 4.316)
Laminate flooring, with radiator, UPVC double glazed window to the front aspect and fitted wardrobes.

Bedroom Three
8'11" x 12'1" (2.730 x 3.698)
Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

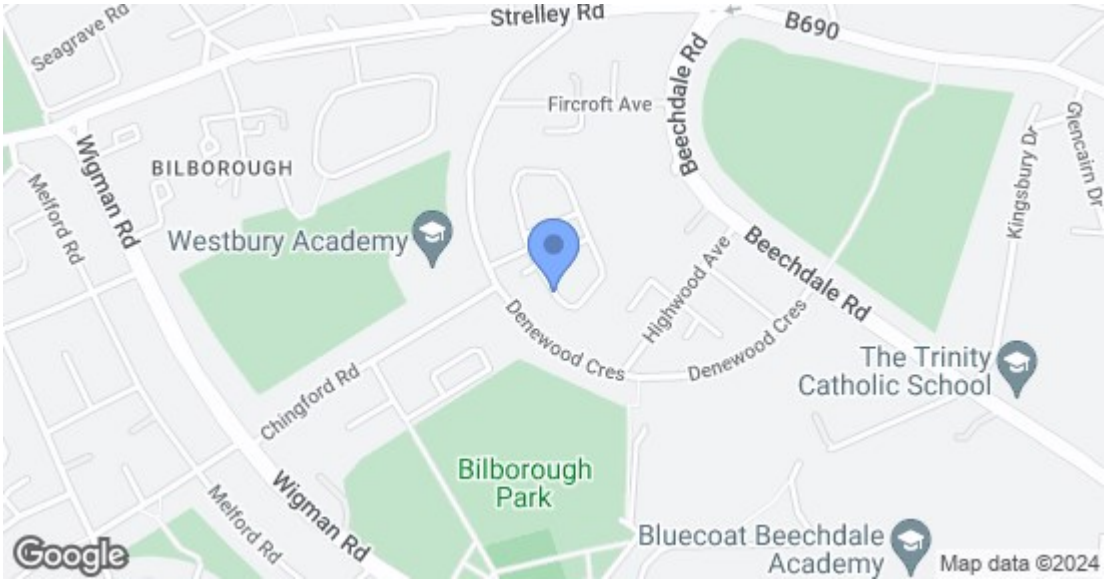
Bathroom
Three piece suite to include bath with mains powered shower above and glass shower screen, wash hand basin and WC.

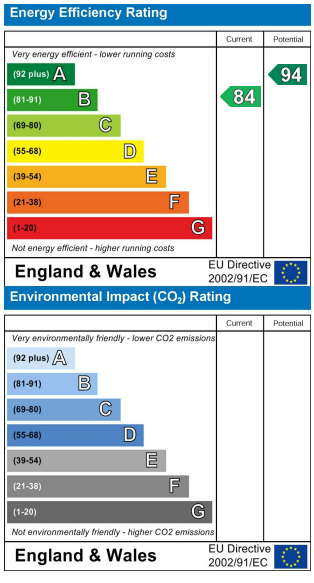
Second Floor Landing

Bedroom One
16'2" x 21'0" (4.935 x 6.426)
Laminate flooring, with 2x radiators, fitted wardrobes and UPVC double glazed windows to front and side aspect.

En-suite
Three piece suite to include walk in mains powered shower, with glass shower screen, wash hand basin and WC.

Outside
A lawned garden to the front with a pathway to the front door. Then to the rear is a primarily lawned garden with fenced boundaries. To the side is an allocated parking area with space for two cars.





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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