Robert Ellis

look no further. . .

Hemlock Avenue
Stapleford, Nottingham NG9 8DN

A CORNER POSITIONED DOUBLE HEIGHT BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE.

£215,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED CORNER POSITIONED DOUBLE HEIGH BAY FRONTED SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room, spacious breakfast kitchen and utility room. The first floor landing provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, off-street parking, detached garage and gardens to the front, side and rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good transport links nearby such as the i4 bus service, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

There is also easy access to the nearby Aldi superstore and further shops, services and amenities within Stapleford town centre.

There is a variety of schooling for all ages, as well as access to open space such as Hickings Lane Recreational Ground.

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

HALL
2'11" x 2'11" (0.90 x 0.90)
Composite and double glazed front entrance door, staircase rising to the first floor, radiator. Door to lounge.

LOUNGE
13'11" x 11'11" (4.25 x 3.64)
Double glazed bay window to the front (with fitted blind), fixed shelving, decorative coving, radiator, media points. Door to dining kitchen.

DINING KITCHEN
16'10" x 11'2" (5.14 x 3.41)
Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating one and a half bowl sink and draining board with central mixer tap and decorative tile splashbacks. Fitted four ring hob with tile splashbacks and extractor fan over, in-built eye level oven, space for dishwasher and American style fridge/freezer, double glazed windows to the side and rear (both with fitted blinds), breakfast bar space with two barstools, radiator, useful understairs storage cupboard housing the gas and electricity meters, laminate flooring, coving, composite and double glazed exit door to the rear courtyard garden.

UTILITY ROOM
10'0" x 4'1" (3.05 x 1.27)
Fixed worktop and space underneath for washing machine and tumble dryer, double glazed window to the rear, fixed shelving, radiator, laminate style flooring.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted roller blind), loft access point to an insulated loft space. Doors to both bedrooms and bathroom.

BEDROOM ONE
13'11" x 11'11" (4.25 x 3.64)
Georgian-style double glazed bay window to the front, radiator, media points. Door to walk-in wardrobe.

WALK-IN WARDROBE
5'10" x 4'1" (1.78 x 1.26)
Lighting, shelving and hanging space.

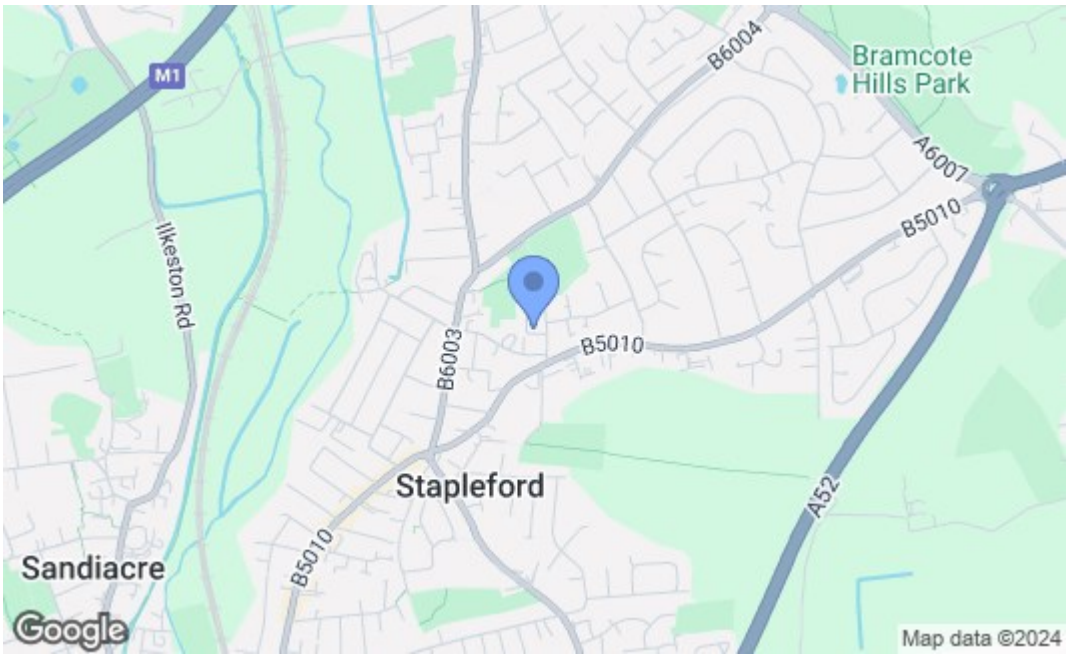
BEDROOM TWO
10'1" x 8'1" (3.08 x 2.48)
Double glazed window to the rear, radiator.

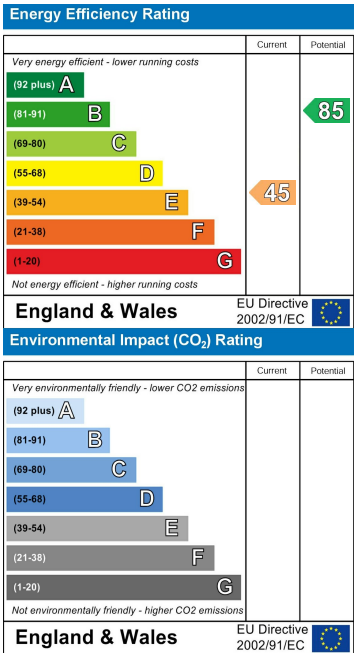
BATHROOM
6'9" x 6'11" (2.07 x 2.13)
Modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap, dual attachment mains shower over, wash hand basin with swan-neck mixer tap, push flush WC. Double glazed window to the rear (with fitted blinds), tiled flooring, partial wall tiling, chrome ladder towel radiator.

OUTSIDE
The property benefits from gardens to the front, side and rear with the front and side gardens being enclosed by hedgerow to the boundary line offering screening from the roadside. The front and side gardens are lawned with planted borders housing a wide variety of mature and specimen bushes and shrubbery. There is a side pedestrian gate with pathway providing access to the front entrance door. From the side garden area, there is also an additional paved patio seating area, ideal for entertaining, screened with timber fencing from driveway behind. The rear garden is enclosed by fencing ideal as a small courtyard area with pedestrian gated access onto the block paved driveway to the side. Access via the side. There is a lowered kerb entry point to a block paved side by side driveway providing off-street parking for two cars which in turn provides access to the detached garage.

DETACHED GARAGE
Windows to the front and side, side access door, ideal storage space.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Take an eventual left hand turn just after the Aldi superstore onto Pinfold Lane and veer right onto Wesley Place and take the first left onto Hemlock Avenue. The property can then be found to the right hand side, identified by our For Sale board.





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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