Robert Ellis

look no further. . .







7 Hogarth Close
Stapleford, Nottingham NG9 7HS

THREE BEDROOM SEMI DETACHED HOUSE SET BACK FROM THE ROAD AT THE HEAD OF A CUL DE SAC

£215,000 Freehold

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SET BACK FROM THE ROAD AT THE HEAD OF A CUL DE SAC IS THIS THREE BEDROOM SEMI DETACHED HOUSE.

Offering a modern and contemporary interior, ready for immediate occupation, this property would suite a young family or first time buyer.

Features include gas fired central heating served from a combination boiler, UPVC double glazed windows throughout, modern fitted kitchen and contemporary bathroom.

Set back from the road with a block paved driveway, providing ample off-street parking, leading to a single garage and the rear gardens are of a generous size with lawn and patio.

Situated in this highly regarded residential suburb, within walking distance of local schools for all ages, including Fairfield Primary Academy* and George Spencer Academy*. The town of Stapleford is within walking distance and for those wishing to commute, the A52 for Nottingham, Derby and Junction 25 of the M1 Motorway, as well as the Nottingham Express Park and Ride, is within easy reach.

Due to the ever popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.





ENTRANCE HALL
Double glazed front entrance door and double glazed side window, feature slate tiled floor and stairs to the first floor with feature balustrade and under-stairs storage cupboard.

LOUNGE
12'11" x 10'3" (3.94 x 3.14)
Radiator, chimney breast with inset electric flame effect log burner style fire, radiator, double glazed window to the front and open to dining room.

DINING ROOM
10'9". x 8'11" (3.3. x 2.73)
Radiator, double glazed window and door to rear. Door to kitchen.

KITCHEN
10'5" x 7'4" (3.19 x 2.25)
Range of modern fitted wall, base and drawer units with roll edge work surfacing and inset sink unit with single drainer. Built-in appliances including electric oven, microwave, gas hob and extractor hood over. Integrated washing machine, fridge and freezer. Radiator, double glazed window and double glazed door to rear.

FIRST FLOOR LANDING
Hatch and ladder to partially boarded loft which houses the gas combination boiler. Feature balustrade and double glazed window.

BEDROOM 1
12'11" x 9'11" (3.95 x 3.03)
Radiator and double glazed window to the front.

BEDROOM 2
10'9" x 9'11" (3.3 x 3.03)
Fitted linen cupboard with radiator. Radiator and double glazed window to the rear.

BEDROOM 3
9'10" x 6'4" (3 x 1.95)
Over-stairs storage cupboard, radiator and double glazed window to the front.

BATHROOM
Contemporary white three piece suite comprising wash hand basin with vanity unit, low flush w.c. and 'P' shaped shower bath. Tiling to walls, radiator and double glazed window.

OUTSIDE
The property is set back from the road with an open plan garden laid to lawn and block paved driveway/car standing providing parking for several vehicles which leads to a sectional concrete single garage. There is gated pedestrian access at the side of the house leading to the rear garden, which is laid mainly to lawn with gravel area and raised patio.

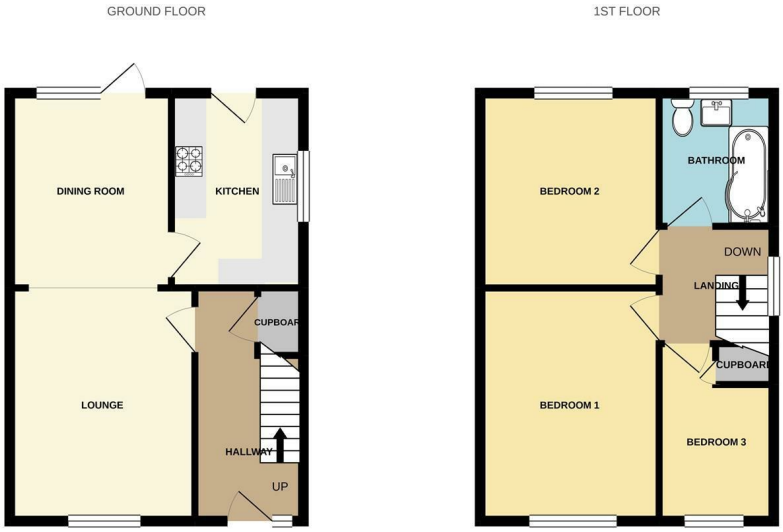
DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. At the brow of the hill look for and turn left into Blake Road. Follow the road around to the left, look for and turn left onto Hogarth Close where the property can be found in the top right hand corner, identified by our For Sale Board.

Ref: 5921ps

*AGENTS NOTES
We recommend any intending purchase make their own enquiries as to the current admission policies in relation to the schools mention.







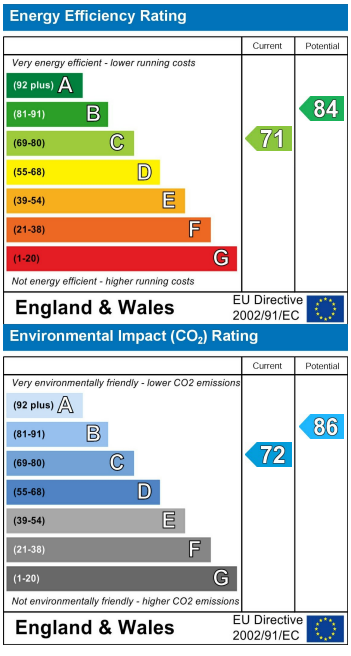
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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