Robert Ellis

look no further. . .

Hawthorne Avenue
Stapleford, Nottingham NG9 7GP

A BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION.

Offers Over £210,000 Freehold

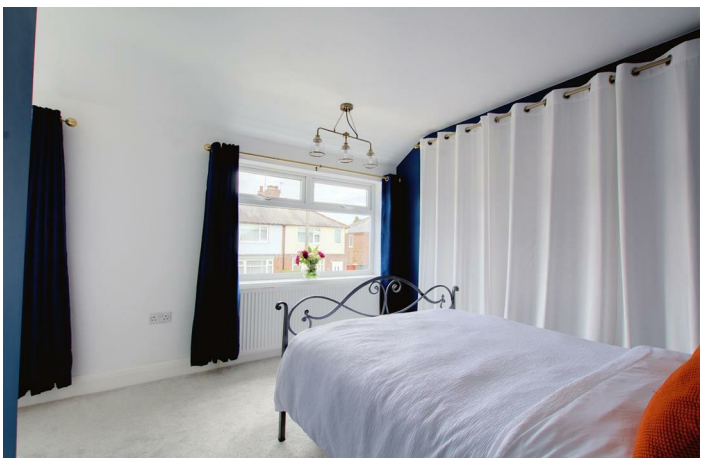
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND MODERNISED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC NO THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room and open plan dining kitchen. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from lowered kerb frontage providing off-street parking, gas fired central heating, double glazing and generous garden space to the rear incorporating a good size timber summerhouse, insulated with power and lighting.

The property is located favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services within Stapleford town centre and for those needing to commute there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



ENTRANCE HALL
3'8" x 3'4" (1.12 x 1.04)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, staircase spotlights, modern style radiator, laminate flooring. Door to lounge.

LOUNGE
13'3" x 12'3" (4.04 x 3.75)
Double glazed bay window to the front, laminate flooring, media points, central chimney breast incorporating an inset multi fuel HETAS approved burner. Georgian-style panel and glazed door to the dining kitchen.

KITCHEN DINER
15'10" x 12'4" (4.83 x 3.76)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted counter-level four ring hob with curved extractor fan over and oven beneath. Plumbing for washing machine, space for full height fridge/freezer, boiler cupboard housing the gas fired central heating boiler, ample space for dining table and chairs, vertical radiator, meter cupboard box, spotlights, laminate flooring, double glazed window to the rear, uPVC panel and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Double glazed window to the side with fitted roller blind, spotlight.

BEDROOM ONE
13'6" x 11'5" (4.14 x 3.49)
Two double glazed windows to the front, radiator, fitted wardrobe space with shelving and hanging rails.

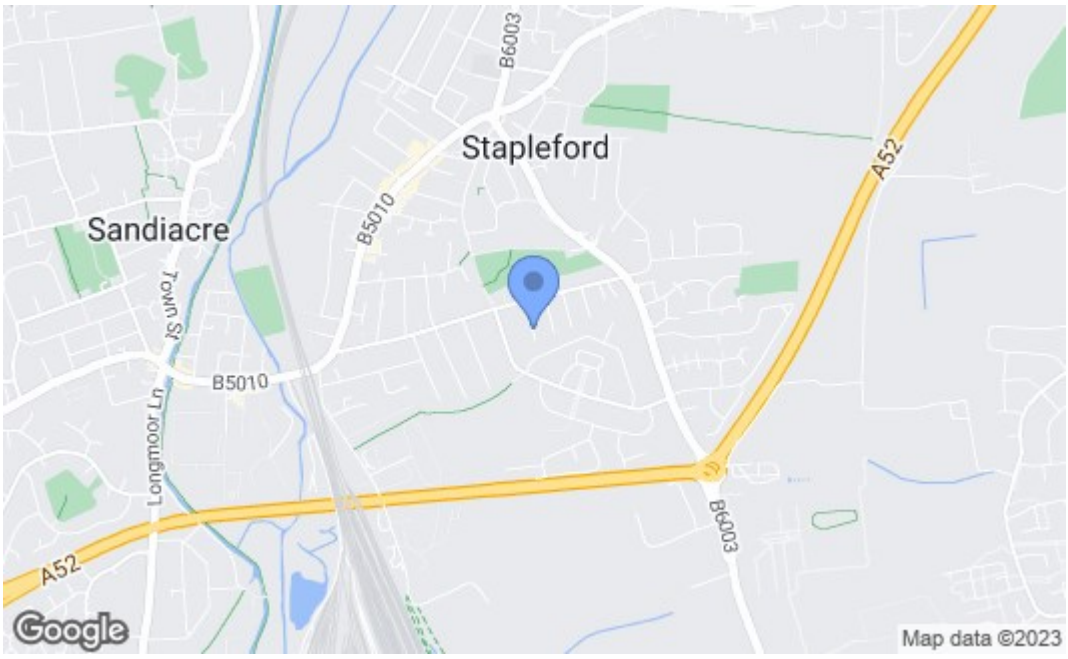
BEDROOM TWO
11'3" x 8'9" (3.45 x 2.68)
Double glazed window to the rear with fitted roller blind overlooking the rear garden, radiator. Loft access point with pulldown loft ladder to a boarded, lit and insulated loft space.

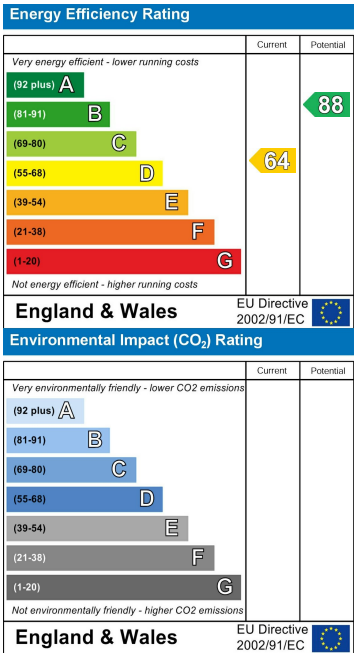
BATHROOM
8'1" x 6'5" (2.47 x 1.96)
Modern white three piece suite comprising panel bath with glass shower screen and dual attachment mains shower over, circular bowl wash hand basin with freestanding mixer tap and double storage drawers beneath, push flush WC. Double glazed window to the rear, modern style radiator, partial wall tiling, wall mounted LED lit bathroom mirror.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a gravel driveway providing off-street parking to the front, paved pathway to front entrance door and pedestrian gated access leading round to the rear garden.

TO THE REAR
The rear garden benefits from being on the sunny side of the street, offering a healthy sized plot with an initial paved patio area (ideal for entertaining) with timber constructed log store. The garden then leads out to a shaped lawn with decorative gravel edge borders housing a variety of mature bushes and shrubbery. To the rear of the plot there is a planted rockery wall and gravel patio leading onto a good sized timber summerhouse sitting at the foot of the plot which is insulated with power and lighting. The summerhouse could be used for a variety of purposes such as homeworking or garden entertaining, and adds real benefit to the outside space. The garden is enclosed by timber fencing and also has the benefit of external lighting point and water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane and continue over the brow of the hill, passing the entrance to Fairfield School. Take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left onto Hawthorne Avenue and the property can be found towards the end of the street on the right hand side, identified by our For Sale board. Ref: 8128NH





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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