Robert Ellis

look no further. . .

Hobart Drive
Stapleford, Nottingham NG9 8PX

AN EXTENDED WESTERMAN HOMES CONSTRUCTED, THREE BEDROOM SEMI DETACHED HOUSE

£245,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A WESTERMAN HOMES CONSTRUCTED AND SINCE EXTENDED, THREE BEDROOM SEMI DETACHED HOUSE, HAVING ONLY EVER HAD ONE OWNER SINCE ORIGINAL CONSTRUCTION.

The accommodation, over two floors, now comprises a traditional layout of entrance hallway, through lounge/dining room and kitchen and second sitting room/play room to the ground floor. The first floor landing then provides access to three bedrooms, bathroom and w.c..

Other benefits to the property include gas fired central heating from a combination boiler, off-street parking, integral garaging and enclosed rear garden.

The property itself sits favourably within this popular and established residential location, within a quiet cul de sac, providing easy access to nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

There is also easy access to an array of nearby schooling for all ages, a precinct of shops situated at the top of Hickings Lane and access to the open space of Ilkeston Road Recreation Fields and Bramcote Park.

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

ENTRANCE HALL
11'0" x 6'11" (3.36 x 2.12)
UPVC panel and double glazed front entrance door with double glazed windows to either side of the door, staircase rising to the first floor, coving, dado rail, radiator, wall light points, wooden flooring and doors to living room and kitchen.

THROUGH LOUNGE/DINER
23'8" x 12'0" (7.23 x 3.67)
A light and airy dual aspect room with double glazed windows to the front with fitted blinds and sliding double glazed patio doors to the rear, opening to the rear garden, two radiators, coving, picture rail, decorative ceiling roses, wall light points, media points and Adam style fire surround incorporating coal effect remote control operated fire.

KITCHEN
11'11" x 8'9" (3.64 x 2.69)
Equipped with a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating inset single sink unit and drainer with central mixer tap and tiled splashbacks. Fitted five ring gas hob with extractor over, integrated eye level oven and grill, point for integrated dishwasher, (not currently operational), breakfast bar space for two bar stools, glass fronted crockery cupboards, display shelving, tiled floor, double glazed window to the rear with fitted roller blinds, radiator, door to integral garage, useful understairs meter storage cupboard and archway through to play/sitting room.

PLAY ROOM/SITTING ROOM
18'8" x 7'8" (5.69 x 2.34)
Sliding double glazed patio doors opening out to the rear garden, coving, dado rail, laminate flooring, cold water feed points for potential washing machine space and wall light points, dado rail and coving. Adam style fire surround with the provision for fire (currently capped off.)

FIRST FLOOR LANDING
Double glazed window to the side, coving, dado rail, storage cupboard and access to the loft space which also houses the gas fired central heating boiler with insulation, boarding and lighting.

BEDROOM 1
11'10" x 11'3" (3.61 x 3.45)
Double glazed window to the front with fitted blinds and radiator.

BEDROOM 2
11'11" x 11'11" (3.64 x 3.64)
Double glazed window overlooking the rear garden, radiator, laminate flooring and fitted his and hers wardrobes to one wall with matching overhead storage cupboards.

BEDROOM 3
7'11" x 6'11" (2.43 x 2.13)
Double glazed window to the front with fitted blinds and radiator.

BATHROOM
6'11" x 5'4" (2.13 x 1.64)
Modern white two piece suite comprising tiled in bath with glass shower screen and mains fed shower attachment over, wash hand basin with central mixer tap and double storage cupboards beneath. Partial wall tiling, double glazed window to the rear and heated chrome ladder towel radiator, spotlights and extractor fan.

SEPARATE W.C.
3'9" x 2'8" (1.15 x 0.82)
Housing low flush w.c. and double glazed window to the side with fitted blind.

OUTSIDE
To the front of the property is a shaped driveway providing off-street parking, which in turn leads to the integral garage, shaped and edged lawns with planted rockery borders and dwarf boundary wall. The rear garden is bounded by timber fencing with concrete post and gravel boards and hedgerows with paved patio area, shaped lawn section and planted rockery. External lighting point and water tap.

INTEGRAL GARAGE
22'6" x 7'8" (6.86 x 2.36)
Power and lighting with utility space incorporating plumbing for washing machine and space for further kitchen appliances if required and up and over door to the front.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park. Look for and take an eventual left hand turn just prior to the shopping precinct onto Washington Drive and take the first left onto Hobart Drive. Continue along the cul de sac and the property can then be found on the right hand side, identified by our For Sale Board.

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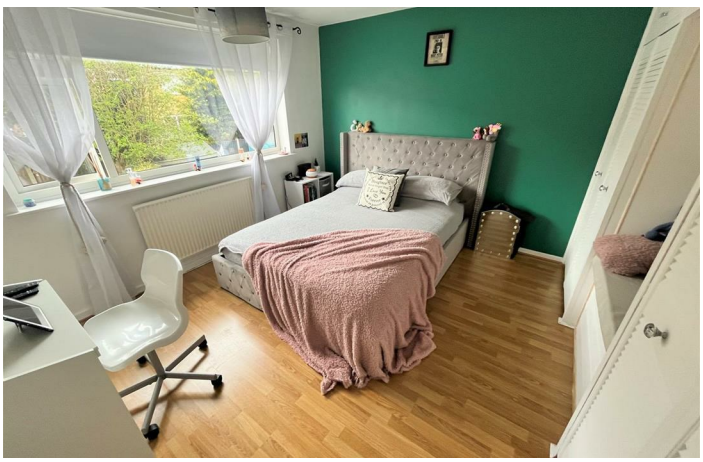

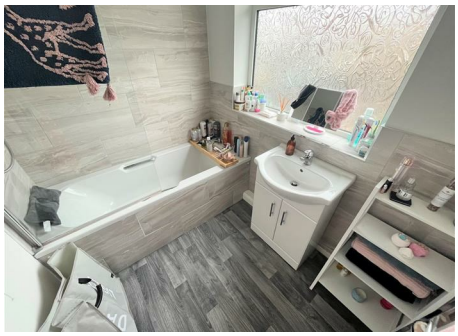

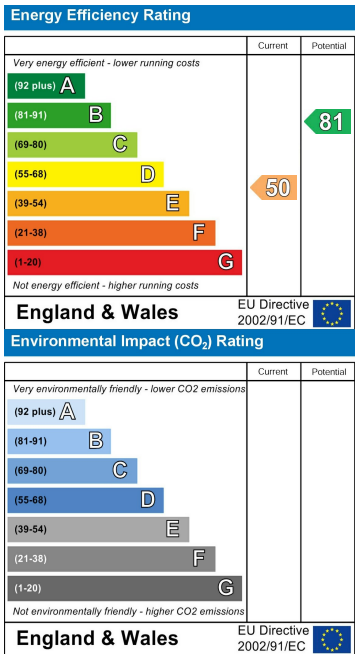

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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