Robert Ellis

look no further. . .

17 Hawthorne Avenue
Stapleford, Nottingham NG9 7GP

A FULLY REFURBISHED BAY FRONTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE

Offers Over £170,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A FULLY RENOVATED, TWO DOUBLE BEDROOM, BAY FRONTED SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION.

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

Other benefits to the property include gas fired central heating from a combination boiler, majority UPVC double glazing throughout and generous recently re-landscaped enclosed rear garden.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of 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, providing direct links to the QMC University Hospital.

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

ENTRANCE HALL
3'6" x 3'4" (1.08 x 1.02)
Panel and glazed front entrance door, radiator, stairs to first floor and door to:

LOUNGE
13'1" x 10'10" (4.01 x 3.32)
Double glazed bay window to the front, laminate flooring, radiator and door to:

OPEN PLAN DINING KITCHEN
15'10" x 12'4" (4.85 x 3.76)
The kitchen area comprises a range of matching fitted handleless soft-closing base and wall storage cupboards with square edge work surfacing incorporating single sink and drainer with central swan-neck mixer tap, matching splashboards, fitted four ring hob with extractor over and oven beneath, brand new plumbed in washing machine, newly fitted and plumbed in slimline dishwasher, boiler cupboard housing the gas fired central heating combination boiler, double glazed window to the rear, full height double glazed French doors opening out to the rear patio, ample space for dining table and chairs, radiator and meter cupboard.

FIRST FLOOR LANDING
Doors to both double bedrooms and bathroom, window to side and loft access point.

BEDROOM 1
15'11" (max) reducing to 12'5" x 10'10" (4.86 (max) reducing to 3.8 x 3.32)
Two double glazed windows to the front and radiator.

BEDROOM 2
11'6" x 8'11" (3.51 x 2.73)
Double glazed window to the rear overlooking the rear garden and radiator.

BATHROOM
8'2" x 6'4" (2.5 x 1.94)
Modern white three piece suite comprising 'P' shaped bath with glass shower screen, mixer tap and mains fed shower over. Complementing the suite is a vanity wash hand basin with mixer tap, double storage drawers beneath and push-flush w.c. Wall mounted chrome heated ladder towel radiator and double glazed window to the rear.

OUTSIDE
To the front of the property is a decorative white stone gravel garden with painted dwarf brick boundary wall and wrought iron gate opening to pathway providing access to the front entrance door, side access leading to the rear, opening out into the rear garden. The rear garden has been recently relaid to lawn with a white stone patio (matching the front,) complemented by the recently relaid paving stones providing an ideal morning patio area. Leading onto the lawn is a left hand pathway providing access to the foot of the plot where a secondary evening patio can be found with matching stone and slab stones. To the foot of the plot there is a potential vegetable garden, timber storage shed and raised and planted chipped bark flower borders. The garden itself is predominantly enclosed by timber fencing with concrete post and gravel boards. There is also a side external store with power and lighting and potential space for additional fridge/freezer or tumble dryer if required.

360 VIDEO TOUR
https://viewer.evry360.com/robert-ellis-stapleford/17-hawthorne-avenue-stapleford-nottingham-ng9-7gp/vr.htm?config=./tour.json

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a right turn onto Brookhill Street. Descend the hill and take and eventual left turn onto Hawthorne Avenue where the property can be found towards the end of the cul de sac on the left hand side, identified by our For Sale Board.

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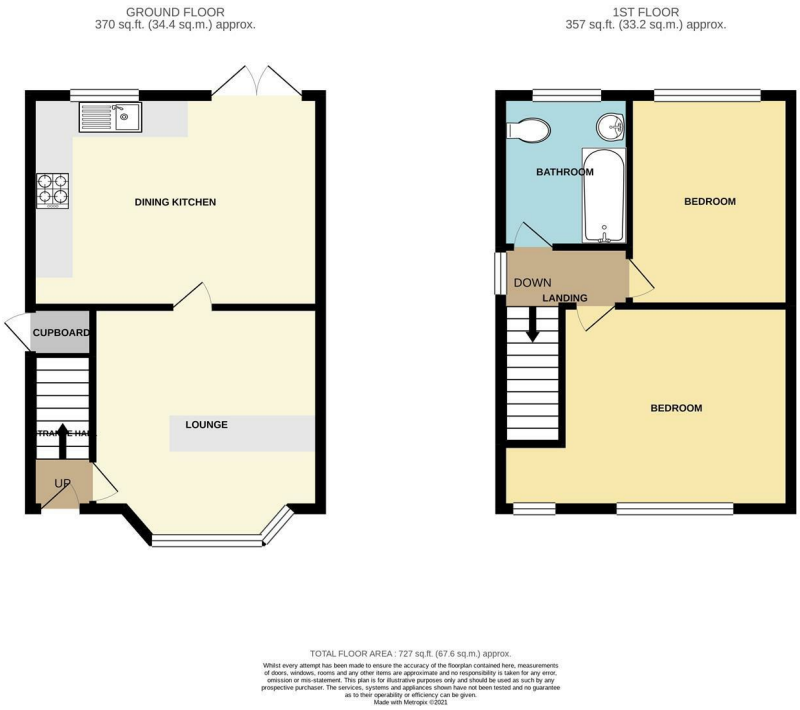

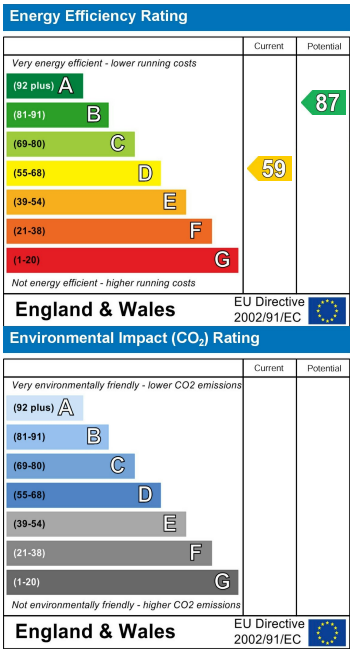

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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