



Hawthorne Avenue  
Stapleford, Nottingham NG9 7GP

A BAY FRONTED TWO BEDROOM SEMI  
DETACHED HOUSE.

**Offers Over £185,000 Freehold**



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

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

The property also benefits from gas fired central heating, double glazing and generous sunny aspect garden to the rear.

The property is located in this popular and yet established no-through road cul de sac location within walking distance of the shops and services within Stapleford town centre. There is also easy access to a variety of schooling for all ages such as William Lilley, Fairfield and George Spencer.

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.



## PORCH

5'1" x 3'8" (1.56 x 1.12)

uPVC constructed with double glazed windows to the front and side, side entrance uPVC panel and double glazed door and further panel and double glazed door into the hallway.

## HALL

2'11" x 2'10" (0.89 x 0.87)

Staircase rising to the first floor, dado rail, radiator. Door to lounge.

## LOUNGE

13'0" x 11'11" (3.98 x 3.65)

Double glazed bay window to the front, media points, coving, radiator. Opening through to the dining kitchen.

## OPEN PLAN DINING KITCHEN

14'7" x 12'9" (4.45 x 3.90)

Equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces and matching breakfast bar incorporating counter level one and a half bowl sink unit with draining board and pullout spray hose swan neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and dishwasher, space for fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), tiled splashbacks, tiled floor, coving, media points, useful pantry-style cupboard, double glazed French doors opening out to the rear of the conservatory.

## CONSERVATORY

13'5" x 7'9" (4.11 x 2.37)

Double glazed windows and door to rear garden.

## FIRST FLOOR LANDING

Double glazed window to the side with fitted roller blind. Loft access point to a partially boarded and insulated loft space. Doors to both bedrooms and bathroom.

## BEDROOM ONE

13'5" x 10'11" (4.10 x 3.35)

Two double glazed windows to the front both with fitted roller blinds, radiator, fitted double wardrobes with mirror fronted glass and overhead storage cupboards.

## BEDROOM TWO

11'11" x 8'8" (3.65 x 2.65)

Double glazed window to the rear overlooking the rear garden with fitted roller blind, radiator.

## BATHROOM

7'8" x 6'5" (2.35 x 1.96)

Four piece suite comprising corner bath with bath seat, separate tiled and enclosed shower cubicle with Triton electric shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls, chrome heated ladder towel radiator, mirror fronted bathroom cabinet, spotlights, extractor fan, double glazed window to the rear with fitted roller blind.

## OUTSIDE

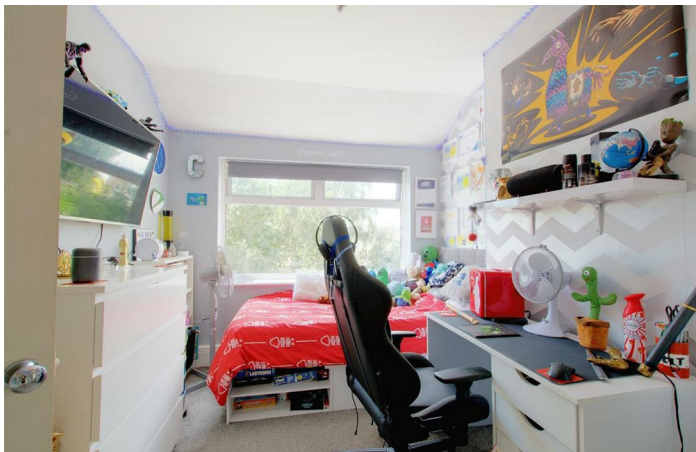
The front garden has decorative picket fence and matching gate with pathway providing access to the front entrance door. Pedestrian access leading down the left hand side of the property to the rear garden. Decorative stone to the front.

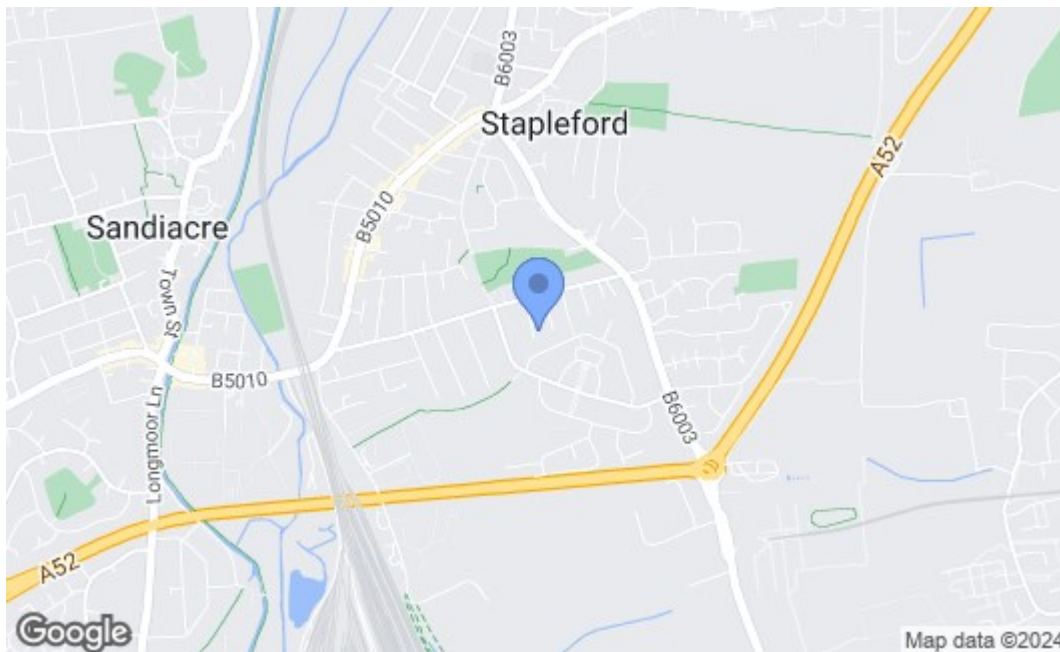
## TO THE REAR

The rear garden is of a good proportion enjoying a sunny aspect. Enclosed by timber fencing to the boundary lines. The garden has a decked area making the most of evening entertaining space, leading onto a generous lawn section with planted flowerbeds and borders housing a variety of mature bushes, shrubs, trees and plants. Pedestrian gated access leading back around the front, external lighting point, water tap.

## 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 hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Hawthorne Avenue and the property can be found towards the end of the cul de sac on the right hand side, identified by our For Sale board. Ref: 8160NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.