



Hemlock Avenue
Stapleford, Nottingham NG9 8DN

AN IMMACULATE, EXTENDED THREE
BEDROOM, DOUBLE HEIGHT BAY
FRONTED SEMI DETACHED HOUSE

Offers Over £210,000



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN IMMACULATLY PRESENTED, AND EXTENDED DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATON.

With accommodation over two floors comprising entrance hall, bay fronted living room, extended dining/kitchen and bathroom to the ground floor. The first floor landing provides access to three bedrooms and a three piece shower room.

Other benefits to the property include off-street parking to the front, landscaped and well designed gardens to the rear, incorporating a garden summer house/cinema room or office space with under-floor heating, power, light and internet capabilities. The gas fired central heating is served from a combination boiler and there is UPVC double glazing and usable loft space which has been plasterboarded, decorated and carpeted with power, lighting and Velux roof window to the rear.

Unlike most other comparable houses in the area, this property offers the space and flexibility, yet remains within this popular and established location, within walking distance of excellent nearby schooling for all ages and the open space of Hickings Lane Park. There is also easy access to the shops and services within Stapleford town centre including Aldi and the high street retailers, nearby transport links including the i4 bus route, the A52 for Nottingham and Derby, junction 25 of the M11 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly encourage an internal viewing to fully appreciate the work, effort and presentation put into the property.



ENTRANCE HALL

3'10" x 2'10" (1.18 x 0.87)

Composite and double glazed front entrance door, staircase rising to the first floor, radiator and laminate flooring.

LIVING ROOM

13'6" x 11'11" (4.13 x 3.65)

Double glazed half bay window to the front with fitted blinds, radiator, laminate flooring, spotlights, media points and Adam style fire surround incorporating pebble effect fire. Door to dining kitchen.

DINING KITCHEN

19'7" x 13'5" (5.99 x 4.11)

Equipped with a range of matching fitted base and wall storage cupboards with quartz work surfaces incorporating 1½ bowl sink unit with draining board, mixer tap and quartz splashbacks. 'Rangemaster' cooker with fan assisted oven, traditional oven, grill and five ring gas hob with extractor over, integrated wine chiller and dishwasher, porcelain tiled floor with electric under-floor heating, spotlights, understairs storage cupboard housing the meters, double glazed window to the rear with fitted blinds, Velux roof window to the rear over the top of the dining room area and double glazed French doors opening out to the rear garden with matching fitted blinds.

BATHROOM

9'8" x 4'2" (2.96 x 1.29)

Modern white three piece suite comprising spa jacuzzi bath with waterfall style mixer tap and dual head mains fed shower attachment over with glass shower screen, wash hand basin with central waterfall style mixer tap, double storage cupboards beneath and hidden cistern push-flush w.c. Fully tiled walls and floor, heated chrome ladder towel radiator and spotlights.

FIRST FLOOR LANDING

Loft access point, doors to bedrooms 1,2 and inner landing area, double glazed window to the side with fitted blinds and wall mounted thermostat.

BEDROOM 1

13'9" x 12'0" (4.2 x 3.66)

Double glazed half bay window to the front with fitted blinds, radiator, spotlights, media points and useful under the stairs fitted storage cupboard.

BEDROOM 2

10'0" x 7'10" (3.07 x 2.41)

Double glazed window to the rear with fitted blinds, radiator and spotlights.

INNER LANDING

6'9" x 2'6" (2.08 x 0.77)

Door to bedroom 3 and shower room and spotlights.

BEDROOM 3

9'3" x 6'5" (2.84 x 1.98)

Double glazed window to the rear, radiator and spotlights.

SHOWER ROOM

6'10" x 3'10" (2.09 x 1.18)

Modern three piece suite comprising walk-in double glazed shower cubicle with dual head mains fed shower attachment over, wash hand basin with central mixer tap and storage cupboards beneath, hidden cistern push-flush w.c., fully tiled walls and floor, ceiling spotlights and extractor fan.

ATTIC SPACE

Accessed off the landing via sliding aluminium ladders. This area is plasterboarded, decorated, carpeted with Velux roof window, power and lighting points.

OUTSIDE

To the front of the property is a drop block paved driveway providing off-street parking, shielded by timber fencing and concrete post and gravel boards to the boundary line, matching paved pathway providing access to the front entrance door and side access leading through to the rear. The rear garden is landscaped and bounded by timber fencing with concrete post and gravel boards, incorporating block paved patio area to match the front and high quality artificial lawn section, leading through to the garden summer house to the rear. Water and lighting points.

DETACHED SUMMER HOUSE

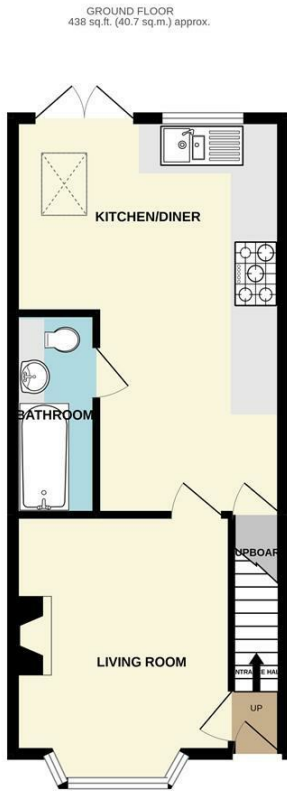
Under-floor heating, spotlights, wired internet points, power, lighting, bar area, media points and door to separate study area which also has matching flooring, spotlights and power.

DIRECTIONAL NOTE

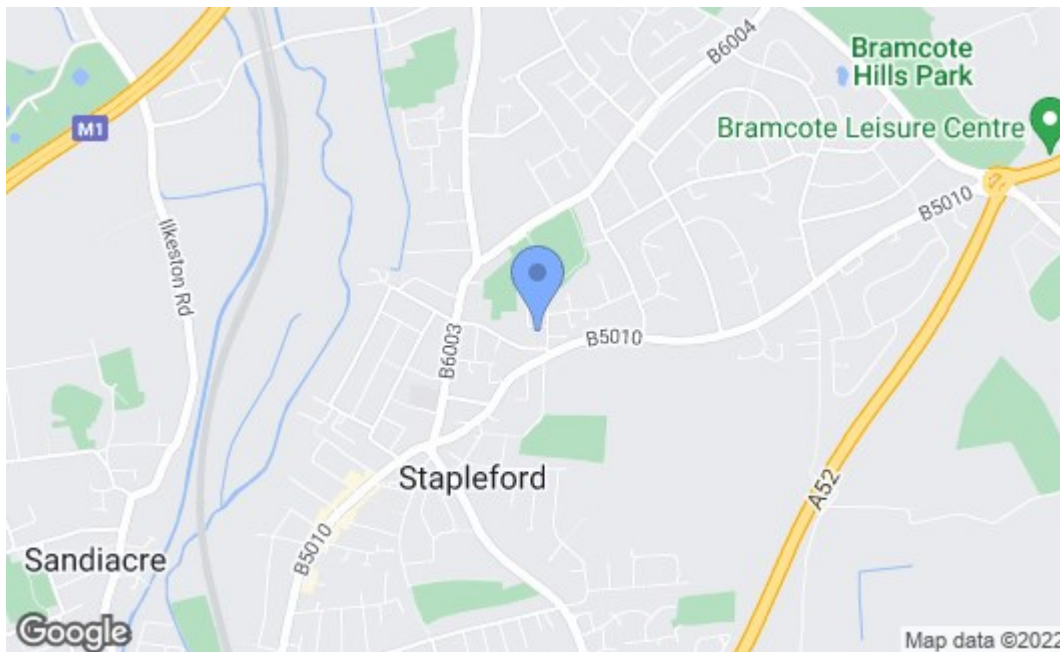
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue straight over onto Nottingham Road, Stapleford proceeding in the direction of Bramcote. Take a left turn onto Pinfold Lane and veer right onto Wesley Place and then left onto Hemlock Avenue. The property can then be found on the left hand side.

Ref: 7459nh





TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.
While 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | 64 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
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| England & Wales | | 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.