



Hogarth Close  
Stapleford, Nottingham NG9 7HS

AN EXTREMELY WELL PRESENTED THREE  
BEDROOM SEMI DETACHED HOUSE PLUS  
GARAGE CONVERSION.

**Offers Over £290,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, study, playroom (doubling up as a utility), living room and open plan, full width dining/breakfast kitchen. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler located in the attic, double glazing, off-street parking for several vehicles, and front, side and rear gardens.

The garage has been converted which allows for extra space, incorporating a useful study, as well as a playroom, additional reception space with utility area.

The property is located in this quiet and sought-after residential cul de sac within close proximity of excellent nearby schooling for all ages. There is also easy access to the shops and services in Stapleford town centre and for those needing to commute, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus are all situated a short distance away.

Sisley Avenue playfields and Queen Elizabeth Park incorporating football, tennis, bowls, etc, and also nearby.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

13'6" x 6'0" (4.13 x 1.85)

uPVC panel and double glazed front entrance door with full height double glazed windows to either side, feature Victorian-style radiator, LVT flooring, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard housing the gas and electricity meters. Doors leading to the study, playroom and kitchen.

## STUDY

8'4" x 4'5" (2.56 x 1.35)

Double glazed window to the front, media points, spotlights, vertical column radiator, LVT flooring, power, lighting.

## PLAYROOM/UTILITY

11'6" x 8'3" (3.53 x 2.52)

Double glazed French doors opening out to the rear garden, double glazed window to the side, feature Victorian-style radiator, laminate flooring, wall light points, built-in storage cabinets incorporating plumbing space for the washing machine, space for tumble dryer. Worktop space above incorporating useful shelving.

## FULL WIDTH BREAKFAST/DINING KITCHEN

15'6" x 10'9" (4.74 x 3.28)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with feature quartz worktops and matching central island and breakfast bar, space for range cooker with extractor canopy over, in-built dishwasher and double height side-by-side fridge and freezer, 'Blanco' one and a half bowl sink unit with draining board and mixer tap, high quality LVT flooring to match the hallway and living room, spotlights, overhanging breakfast bar space for 4/5 bar stools, vertical column radiator, double glazed windows to the side and rear letting in lots of natural light, double glazed French doors open out to the rear garden patio.

## LIVING ROOM

13'8" x 10'2" (4.18 x 3.10)

Double glazed window to the front (with fitted blinds), decorative panelling to one wall, LVT flooring, spotlights, media points incorporating TV and router, central chimney breast incorporating feature fireplace with decorative tile insert and hearth housing a coal-effect fire. Opening through to the breakfast/dining kitchen.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side, exposed and painted floorboards. Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladder to half boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water).

## BEDROOM ONE

12'11" x 9'10" (3.96 x 3.01)

Double glazed window to the front (with fitted blinds), radiator, media points.

## BEDROOM TWO

11'1" x 9'10" (3.40 x 3.00)

Double glazed window to the rear (with fitted Roman blind), radiator, storage cupboard with hanging rail.

## BEDROOM THREE

10'0" x 6'5" (3.05 x 1.97)

Double glazed window to the front (with fitted blinds), radiator, wall light point, fitted overstairs double wardrobe.

## BATHROOM

6'4" x 5'8" (1.95 x 1.73)

Three piece suite comprising "P" shaped bath with glass shower screen, mixer tap, 'Triton' electric shower over, wash hand basin with mixer tap with storage drawers beneath, hidden cistern push flush WC. Fully tiled walls, double glazed window to the rear, radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a spacious, tarmac driveway with decorative block paved edges providing off-street parking for two/three vehicles, raised flowerbeds incorporating bushes and shrubbery with decorative gravel stone chippings to one side of the drive and a lawn with flowerbed to the left hand side. Pedestrian access leading down the side of the property into the rear garden.

## TO THE SIDE & REAR

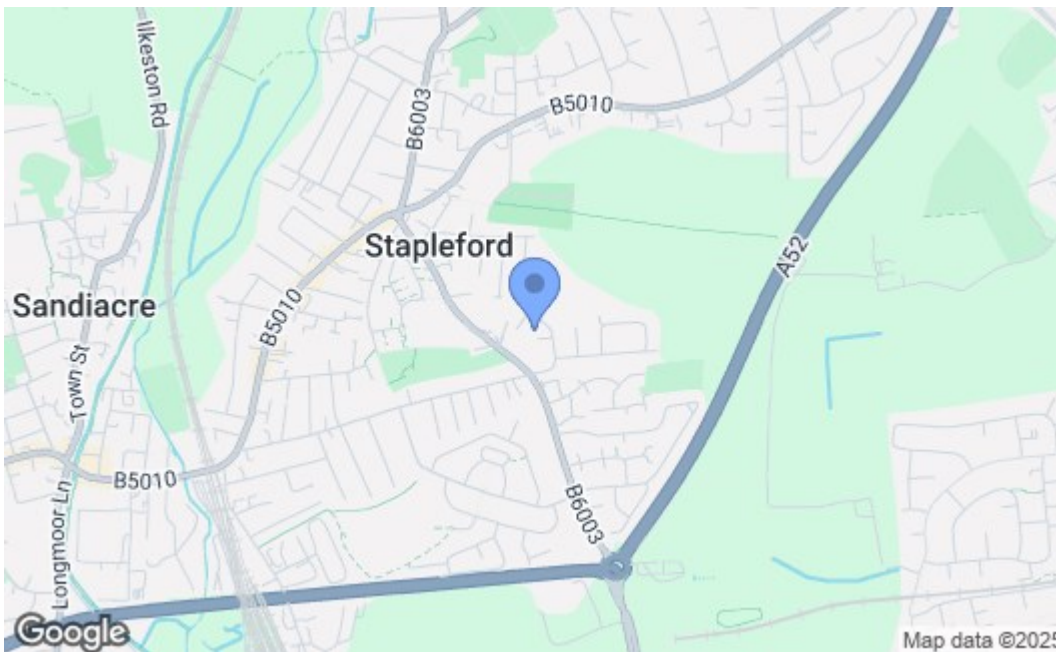
The rear garden is enclosed by timber fencing to the boundary line with a lower paved patio seating area (ideal for entertaining). The garden then leads up to an enclosed, high quality artificial lawn space with block paved edges incorporating chipped bark borders with a magnolia tree, useful timber storage shed, play area situated to the foot of the plot. To the side garden there is a continuation of the patio area with access leading back to the front.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School, take a left hand turn onto Blake Road. Follow the bend in the road to the left and take a left hand turn into the cul de sac of Hogarth Close. The property can be identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(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.