

# Robert Ellis

*look no further...*



Hawthorne Avenue  
Stapleford, Nottingham NG9 7GP

**£215,000 Freehold**

A BAY FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE.

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@robertellisea



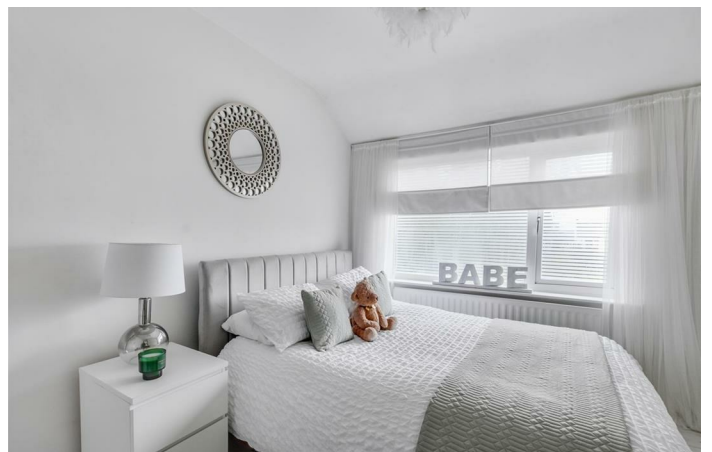
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, BRIGHT AND AIRY BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room, study area, dining room, bathroom, as well as the kitchen. The first floor landing provides access to three bedrooms.

The property also benefits from a recently installed gas fired combination boiler for central heating and hot water purposes, double glazing and a generous sunny aspect garden to the rear.

The property is also situated within close proximity of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops, services and amenities in Stapleford town centre, open countryside, as well as great transport links to and from the surrounding area, 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 the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

3'2" x 3'2 1/2" (0.98 x 0.98)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, laminate flooring. Door to living room.

## LIVING ROOM

12'8" x 12'2" (3.88 x 3.71)

uPVC double glazed bay window to the front (with individually hung fitted blinds), laminate flooring, radiator, media points, central chimney breast housing a central living flame electric log-effect fire. Georgian-style double doors then lead to the study area.

## STUDY

5'1" x 4'8" (1.57 x 1.43)

Laminate flooring, ample space for a work setup, as well as a useful storage cupboard, further opening to the dining room.

## DINING ROOM

8'11" x 8'1" (2.74 x 2.48)

Double glazed French doors opening out to the rear garden patio, laminate flooring, radiator. Opening through to the inner lobby.

## INNER LOBBY

Laminate flooring (matching the dining room), door to bathroom.

## BATHROOM

7'1" x 6'3" (2.16 x 1.91)

Three piece suite comprising bath with glass shower screen, central waterfall-style mixer tap, dual attachment mains shower over, wash hand basin with matching waterfall-style mixer tap, push flush WC. Predominant tiling to walls, tiling to floors, double glazed window to the side (with fitted roller blind), chrome ladder towel radiator, extractor fan, wall mounted bathroom cabinet with shelving.

## KITCHEN

9'1" x 7'0" (2.79 x 2.14)

The kitchen comprises a matching range of fitted base and wall storage cupboards (handle-less), with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring induction hob with extractor over and oven beneath, plumbing for washing machine, space for under-counter kitchen appliances, uPVC panel and double glazed side exit door (with fitted blinds), double glazed window to the rear overlooking the rear garden (with fitted blinds), chrome ladder towel radiator, spotlights.

## FIRST FLOOR LANDING

Doors to all bedrooms. Double glazed window to the side (with two sets of fitted blinds).

## BEDROOM ONE

12'5" x 11'2" (3.79 x 3.42)

Georgian-style double glazed window to the front (with fitted roller blind), radiator, useful overstairs storage space (historically an en-suite WC) with tiling to the walls, as well as a Georgian-style double glazed window to the front (with fitted blind).

## BEDROOM TWO

12'0" x 9'3" (3.67 x 2.83)

Double glazed window to the rear (with two sets of fitted blinds) overlooking the rear garden, radiator, laminate flooring. Loft access point to an insulated loft space.

## BEDROOM THREE

8'6" x 6'5" (2.61 x 1.97)

Double glazed window to the rear (with fitted roller blind), radiator.

## OUTSIDE

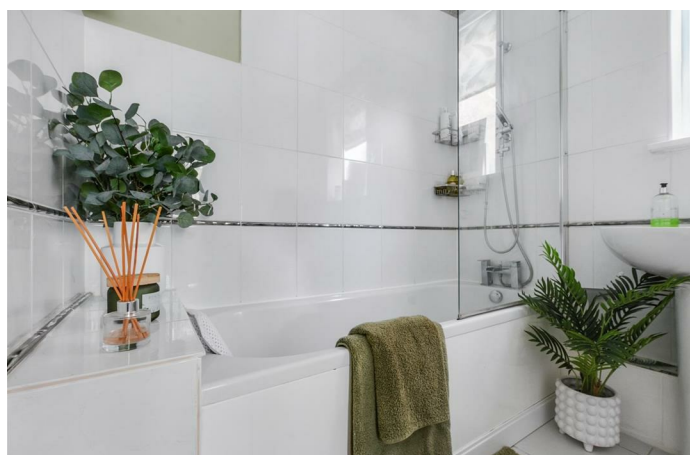
To the front of the property there is a picket-style white fence and matching pedestrian gate with pathway providing access to the front entrance door. The front garden is designed for straightforward maintenance being predominantly stoned, but could also be altered to create an off-street parking space to the front (subject to the necessary permissions and approvals).

## TO THE REAR

The rear garden is of a good overall size, ideal for families and pets. Also benefitting from being on the sunny side of the road and the garden is predominantly lawned with hedgerows offering screening to either side. There is a patio seating area, decking space, as well as an external water tap and lighting point. Down the side of the house is pedestrian access leading to the front, as well as a useful external brick store housing the combination boiler for central heating and hot water purposes.

## DIRECTIONS

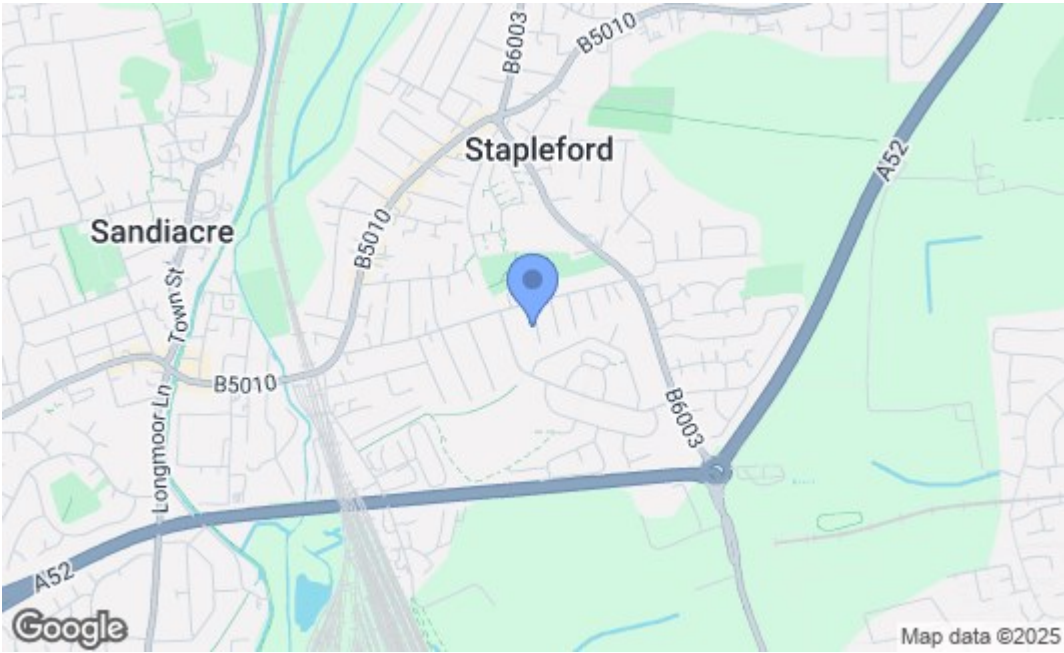
From our Stapleford branch on Derby Road, proceed to the Roach traffic lights turning right onto Toton Lane. Over the brow of the hill and turn right onto Brookhill Street. Continue along the road looking for and turning left onto Hawthorne Avenue. The property can be found on the right hand side.





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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (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 (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 |         |           |
| 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.