



Hogarth Close  
Stapleford, Nottingham NG9 7HS

AN EXTREMELY WELL PRESENTED AND  
WELL POSITIONED THREE BEDROOM SEMI  
DETACHED HOUSE.

**£250,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND WELL POSITIONED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors comprising living room, dining kitchen and conservatory to the ground floor. The first floor landing provides access to three bedrooms and a bathroom suite.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and a generous enclosed garden space to the rear.

The property sits favourably within this popular and established residential cul de sac location within easy reach 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, as well as good road transport networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

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



## LIVING ROOM

16'7" x 13'5" (5.06 x 4.11)

A composite front entrance door with double glazed panels to either side of the door, staircase rising to the first floor with useful understairs storage cupboard housing the meters, two radiators, laminate flooring, coving, wall light points feature Adams-style fire surround incorporating coal effect fire with marble insert and hearth, double glazed windows to the front with inset perfect-fit blinds and door to dining kitchen.

## DINING KITCHEN

17'2" x 10'9" (5.25 x 3.30)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with inset sink and drainer with central mixer tap, counter-level four ring hob with Cooke & Lewis matching extractor fan over, integrated eye-level oven and grille, in-built dishwasher, space for American-style fridge/freezer, matching to the counter top breakfast bar, matching to the living room laminate flooring, double glazed windows, the side having inset perfect-fit blinds and the rear having a fitted roller blind, spotlights, panel and glazed door through to the conservatory.

## CONSERVATORY

16'10" x 7'7" (5.14 x 2.32)

Brick and double glazed construction with two access doors, one single double glazed door to the rear and a pair of French doors to the side opening out to the block paved courtyard patio area. Tiled floor, radiator, media points and fitted blinds within the conservatory.

## FIRST FLOOR LANDING

Double glazed window to the side, loft access point to a boarded/insulated/lit loft space with pulldown ladders, spotlights, doors to all bedrooms and bathroom.

## BEDROOM ONE

13'7" x 9'3" (4.15 x 2.82)

Double glazed window to the front, with inset perfect-fit blinds radiator, media points and a range of fitted bedroom furniture including wardrobes, drawers, overhead storage cupboards and bedside shelving.

## BEDROOM TWO

10'9" x 9'11" (3.28 x 3.03)

Double glazed window to the rear with inset perfect-fit blinds, radiator, media points, electric ceiling fan and fitted bedroom furniture including wardrobes and drawers.

## BEDROOM THREE

9'10" x 6'4" (3.00 x 1.95)

Double glazed window to the front with inset perfect-fit blinds, radiator, spotlights and useful overstairs storage cupboard.

## BATHROOM

8'8" x 5'10" (2.66 x 1.78)

Spacious four piece suite comprising corner shower cubicle with mains ran shower, wash hand basin with mixer tap, push flush WC and bath with central mixer tap and handheld shower attachment. Fitted overhead storage cupboards, double glazed window to the rear with inset perfect-fit blinds, fully tiled walls and floor. Wall mounted mirror-fronted bathroom cabinet, spotlights, extractor fan and ladder towel radiator.

## OUTSIDE

To the front of the property there is a good size forecourt driveway providing off-street parking which in turn leads to the front entrance door, pedestrian access leading through to the rear garden.

## REAR GARDEN

Compared to neighbouring properties, the rear garden is of a good sized, enclosed by timber fencing offering a generous lawn section with planted borders housing a variety of bushes and shrubbery. A stepping stone pathway provides access to a good size timber storage shed, as well as offering a good size block paved patio/seating area ideal for entertaining. This then provides access to the garage/utility space and gated pedestrian access leading back around to the front driveway.

## GARAGE

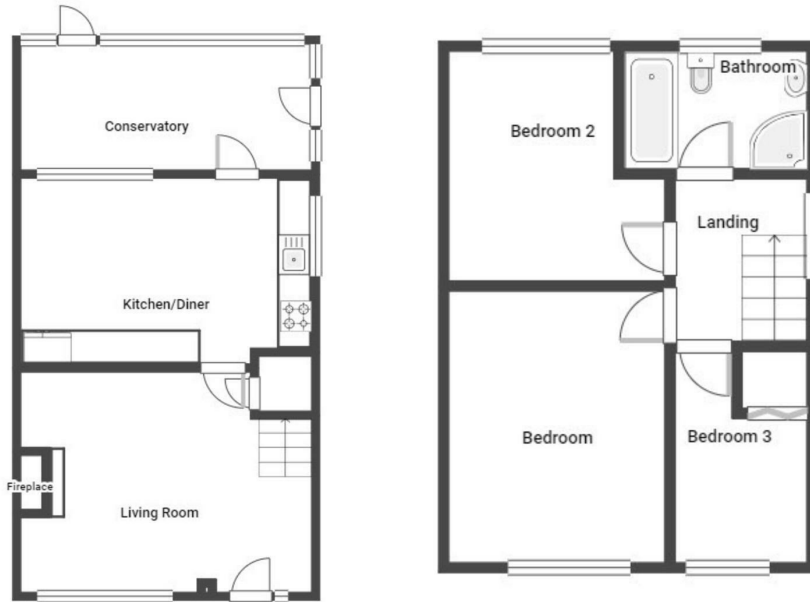
16'11" x 8'5" (5.16 x 2.57)

With uPVC panel and double glazed side entrance door, double glazed window to the side, false studded wall frontage and a utility area with plumbing and space for a washing machine and tumble dryer with roll top surfacing above, as well as useful storage cupboards. The garage has its own breaker box and consumer board and a cold water tap. To the front of the garage, it is reduced in size offering a partial storage area.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights before turning right onto Toton Lane. Proceed over the brow of the hill before taking and eventual left hand turn onto Blake Road (just after the school). Follow the bend in the road around to the left and take the first left onto Hogarth Close. The property can then be found at the head of the cul de sac identified by our For Sale boards. 7586NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.