

Hawthorne Avenue  
Stapleford, Nottingham NG9 7GP

**£235,000 Freehold**

AN EXTREMELY WELL PRESENTED BAY  
FRONTED TWO BEDROOM SEMI  
DETACHED HOUSE. NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED CATCHMENT LOCATION WITH THE BENEFIT OF NO UPWARD CHAIN.

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

The property also benefit from gas fired central heating from a combination boiler, double glazing and an enclosed landscaped rear garden incorporating an outdoor kitchen/BBQ area.

The property is positioned in this favoured catchment location which is within walking distance of excellent nearby schools, as well as easy access to great transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Shops, services and amenities are nearby in Stapleford town centre, as well as Morrisons Convenience Store/Petrol Station and green space including Archer's Field and Queen Elizabeth Park which offers grass and hard surface tennis courts, a football pitch and a children's play area.

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



## PORCH

5'7" x 4'3" (1.71 x 1.30)

Feature composite and double glazed front entrance door, two porthole windows to either side, decorative exposed brickwork.

## HALLWAY

3'4" x 2'11" (1.04 x 0.90)

Victorian-style radiator, tiled floor, staircase rising to the first floor with central tread carpet. Door to lounge.

## LOUNGE

12'9" x 12'6" (3.90 x 3.83)

Double glazed bay window to the front (with fitted shutters and window seat), chimney breast incorporating an Adam-style fire surround with decorative tiled insert and hearth housing a remote control operated coal effect electric fire, media points, radiator, wooden flooring. Opening through to the dining room.

## DINING ROOM

11'4" x 9'0" (3.47 x 2.76)

Double glazed French doors opening out to the rear garden, wooden flooring, radiator with display cabinet, meter cupboard housing the Smart meter. Opening through to the kitchen.

## KITCHEN

12'2" x 6'10" (3.73 x 2.10)

The kitchen comprises a contrasting range of fitted base and wall storage cupboards and drawers, with laminate-style roll top curved edge work surfaces incorporating one and a half bowl sink unit with draining space and mixer tap. Decorative tiled splashbacks, fitted induction hob with curved extractor canopy over, in-built eye level double oven, integrated slimline dishwasher, freestanding plumbing for washing machine, in-built fridge/freezer, double glazed window to the rear (with fitted blinds), tiled floor.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blind). Doors to both bedrooms and bathroom.

## BEDROOM ONE

10'11" x 10'7" (3.35 x 3.25)

Double glazed window to the front (with fitted shutters), electric ceiling fan, radiator, fitted wardrobes to one wall with sliding doors, useful storage closet.

## BEDROOM TWO

11'6" x 8'10" (3.51 x 2.70)

Double glazed window to the rear (with fitted blind) overlooking the rear garden, radiator, loft access point with wooden pull-down ladder to a partially boarded and insulated loft space.

## BATHROOM

8'4" x 6'3" (2.55 x 1.93)

Replaced approximately 12 months ago this modern four piece suite comprises of a tiled-in bath with central mixer tap and handheld shower attachment, separate tiled and enclosed corner shower cubicle with glass screen and sliding door with dual attachment mains shower, wash hand basin with mixer tap and double storage drawers beneath, push flush WC. Contrasting tiling to the walls, double glazed window to the rear (with fitted blind), Victorian-style radiator, additional towel radiator.

## OUTSIDE

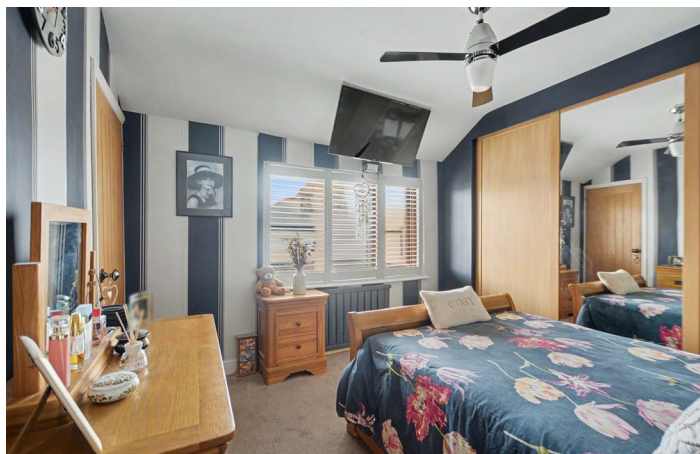
To the front of the property, there is an open plan frontage with high quality artificial lawn with timber planters housing a variety of bushes and shrubbery. Pedestrian access then leads down the right hand side of the property into the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line, re-landscaped for ease of maintenance with an initial patio area (ideal for entertaining) incorporating an outdoor kitchen/BBQ area with fridge and storage. Central high quality artificial lawn with flowerbeds, decorative block paved edging housing a variety of bushes and shrubbery. The garden then continues to a raised deck, making the most of a further entertaining space for the moving sun throughout the day. A timber storage shed is tucked away in the top right hand corner of the plot. There is an external water tap and lighting point, side access leads down the left hand side of the property to the front, with a useful outdoor brick boiler house housing the gas fired combination boiler (for central heating and hot water) and a lighting point.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take a right hand turn onto Brookhill Street, descend the hill and take an eventual left hand turn onto Hawthorne Avenue. The property can be found on the left hand side, identified by our For Sale board.

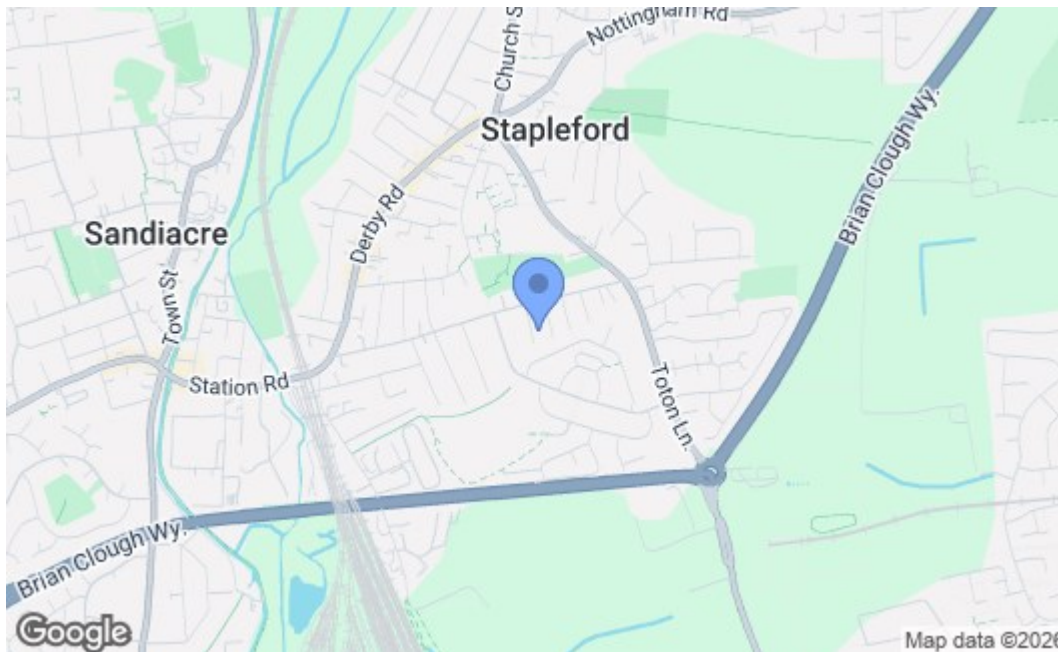




GROUND FLOOR



1ST FLOOR



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.