



Hawthorne Avenue
Stapleford, Nottingham NG9 7GP

£240,000 Freehold

AN EXTENDED & ADAPTED TWO/THREE
BEDROOM SEMI DETACHED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



Robert Ellis are delighted to welcome to the market this extended and adapted two/three bedroom bay fronted semi detached house situated at the head of this quiet, established residential cul de sac.

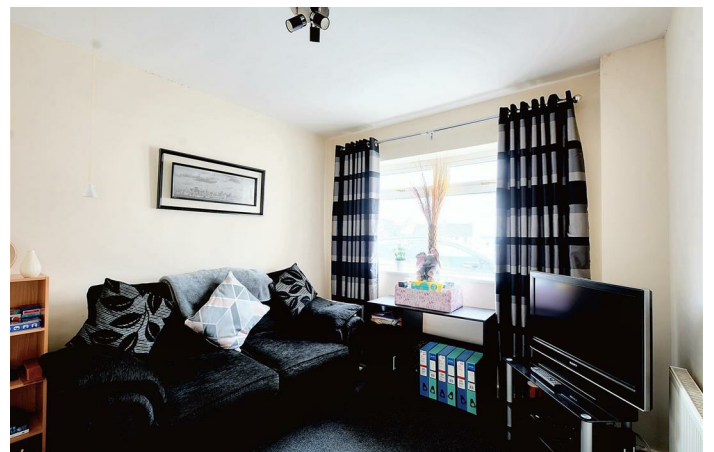
With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room, ground floor lobby, bedroom/sitting room, kitchen and utility room. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from block paved frontage providing ample off-street parking subject to a neighbourly agreement with next door, and a generous enclosed garden to the rear.

Other benefits include gas fired central heating from combination boiler, double glazing, and the property is being sold with the benefit of NO UPWARD CHAIN.

The property is located favourably in close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to good 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.

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



ENTRANCE HALL

3'4" x 2'5" (1.02 x 0.75)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor. Door to lounge.

LOUNGE

13'2" x 12'5" (4.02 x 3.80)

Double glazed bay window to the front (with inset fit blinds), radiator, media points, feature Adam-style fire surround incorporating coal effect fire and door to dining room.

DINING ROOM

15'10" x 12'0" (4.84 x 3.66)

"L" shaped dining room with double glazed French doors opening out to the rear garden patio, radiator, coving, inset coal effect fire to the chimney breast. Opening through to the kitchen and opening through to the ground floor lobby.

GROUND FLOOR LOBBY

Coat pegs and door to ground floor bedroom/sitting room.

BEDROOM/SITTING ROOM

10'0" x 9'4" (3.07 x 2.85)

Double glazed window to the front, radiator, inset fitted shelving, useful storage closet with shelving.

KITCHEN

9'11" x 6'10" (3.04 x 2.10)

The kitchen is equipped with a matching range and of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap. Decorative tile splashbacks, tile floor, fitted four ring gas hob with extractor over and oven beneath, space for under-counter fridge and freezer, double glazed window to the rear, opening back through to the dining room, Georgian-style panel and glazed door to the utility room.

UTILITY ROOM

11'4" x 9'4" (3.47 x 2.86)

Equipped with a matching to the kitchen range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap. Decorative and matching to the kitchen tile splashbacks, glass fronted crockery cupboards, plumbing for washing machine, space for tumble dryer, radiator, tile floor, spotlights, uPVC panel and double glazed exit door to outside, double glazed window to the rear. Loft access point to a boarded, lit and insulated loft space with wooden pulldown ladder which also houses the gas fired combination boiler for central heating and hot water purposes.

FIRST FLOOR LANDING

Window to the side (not double glazed), dado rail, loft access point. Doors to both bedrooms and bathroom.

BEDROOM ONE

11'0" x 10'3" (3.37 x 3.13)

Two double glazed windows to the front, radiator, fully fitted to one wall wardrobes with two central mirror fronted panels, incorporating shelving and hanging space.

BEDROOM TWO

12'0" x 8'11" (3.67 x 2.72)

Double glazed window to the rear (overlooking the rear garden), radiator, laminate flooring.

BATHROOM

8'0" x 6'5" (2.45 x 1.96)

Three piece suite comprising "P" shaped bath with curved glass shower screen, central mixer tap, dual attachment mains shower over, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Double glazed window to the rear (with fitted roller blind), radiator, tiled floor, decorative contrasting butterfly boards to the walls.

OUTSIDE

To the front of the property there is a good size block paved forecourt providing off-street parking which has been subject to a neighbourly agreement over the years with Number 21. Gated pedestrian access leading to the rear.

TO THE REAR

The rear garden is enclosed with timber fencing to the boundary line, incorporating a good size paved patio area (ideal for entertaining), decorative brick dwarf wall, leading onto a split lawn section with central pathway which provides access to the foot of the plot. To the foot of the plot there is an additional paved patio area spanning the full width of the plot. Within the garden there is an external water tap and lighting point.

There is a 12ft by 8ft shed at the rear of the garden. This can be sold with the property by separate negotiation should the onward buyer be interested.

DIRECTIONAL NOTE

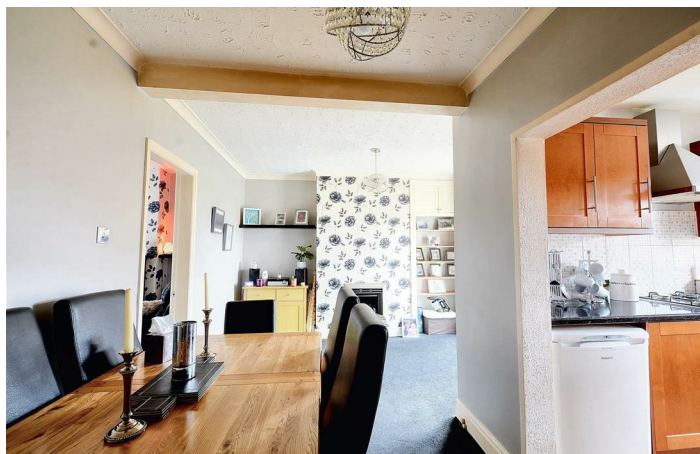
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield school and take the first right onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Hawthorne Avenue. The property can be found at the end of the cul de sac on the left hand side. Ref: 8394NH

GARDEN SHED

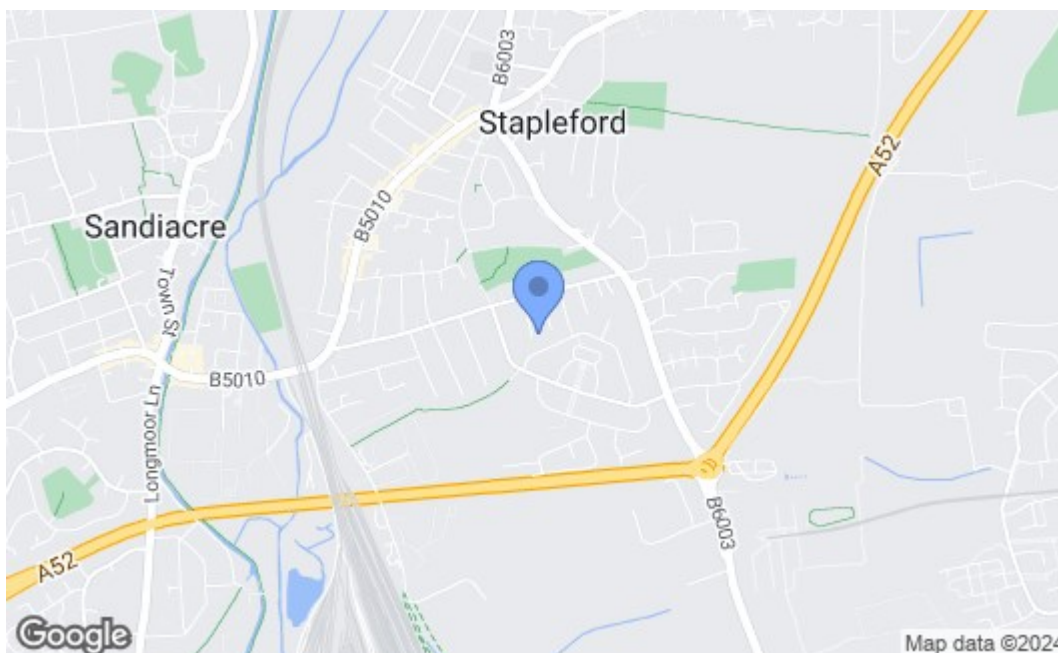
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AGENTS NOTE

The property has a block paved driveway to the front of the property which has been subject to a neighbourly agreement over the years for crossing over Number 21's plot to get to the boundary. This, of course, can be discussed and continued by the new owners.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.