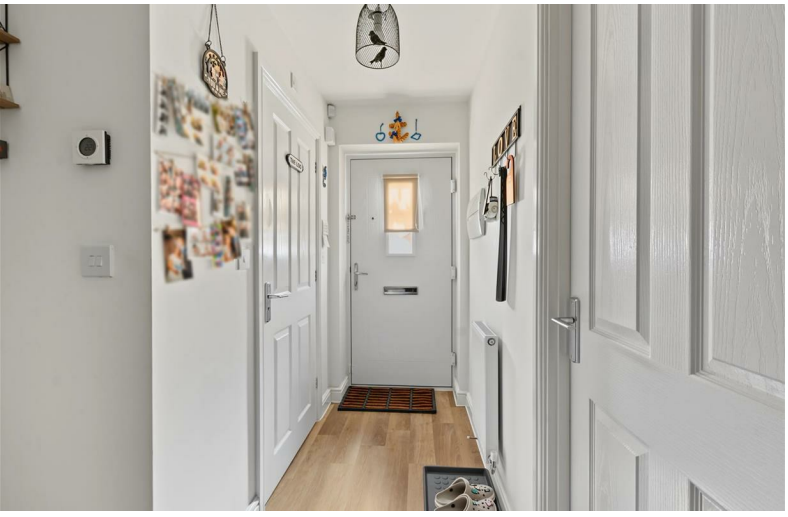
Robert Ellis

look no further. . .







Hollis Close
Stapleford, Nottingham NG9 8FW

A 2023 CONSTRUCTED TWO BEDROOM
END TOWN HOUSE.

Offers Over £240,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS THREE YEAR OLD PEVERIL HOMES CONSTRUCTED TWO BEDROOM END TOWN HOUSE POSITIONED IN THIS POPULAR RESIDENTIAL DEVELOPMENT ON THE EDGE OF STAPLEFORD BORDERING BOTH TROWELL AND BRAMCOTE.

"The Millford" Type B offers accommodation over two floors, comprising entrance hall, ground floor WC, kitchen to the front and living/dining room to the rear of the ground floor. The first floor landing provides access to two bedrooms located at the front and rear of the property with a central bathroom.

The property benefits from gas fired central heating from a combination boiler, alarm system, double glazing, off-street parking side-by-side for two vehicles and an enclosed rear garden.

The property is located in this popular and sought after residential development on the edge of Stapleford bordering both Trowell and Bramcote, offering easy access to excellent nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to excellent nearby schooling for all ages and a variety of nearby open space including Bramcote Hills Park, Ilkeston Road Recreation Ground and Pit Lane fields.

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





ENTRANCE HALL
11'7" x 7'0" (3.55 x 2.14)
Composite panel and double glazed front entrance door, radiator, wall mounted consumer unit, alarm control panel, turning staircase rising to the first floor and doors to the WC, kitchen and living room.

GROUND FLOOR WC
5'9" x 2'11" (1.77 x 0.91)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks and radiator.

LIVING ROOM
15'9" x 12'10" (4.81 x 3.93)
Double glazed French doors opening out to the rear garden patio, media points, radiator and useful understairs storage cupboard.

KITCHEN
10'9" x 5'7" (3.29 x 1.72)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with a single sink and draining board, central swan-neck mixer tap and matching upstands. Fitted four ring gas hob with curved extractor hood over and oven beneath, integrated fridge/freezer and built-in washing machine. Double glazed window to the front, radiator and spotlights.

FIRST FLOOR LANDING
Useful storage cupboard housing the gas fired combination boiler (for central heating and hot water) and additional storage space, doors to both bedrooms and bathroom. Loft access point to a semi-boarded loft space with lighting, power and insulation.

BEDROOM ONE
12'11" x 8'3" (3.94 x 2.53)
Double glazed window to the front, radiator and fitted sliding door floor to ceiling wardrobes with shelving and hanging space.

BEDROOM TWO
13'1" x 7'4" (4.01 x 2.24)
Double glazed window to the rear, wardrobe (included in sale) and radiator.

BATHROOM
7'10" x 5'5" (2.41 x 1.67)
Modern white three piece suite comprising panel bath with glass shower screen and mains shower, wash hand basin with mixer tap and push flush WC. Partial wall tiling, chrome ladder towel radiator, double glazed window to the side, spotlights and extractor fan.

OUTSIDE
To the front of the property, there is a double width block paved driveway providing side-by-side parking for two vehicles, pathway access to the front entrance door and pedestrian access leading down the side of the property to the rear garden. The rear garden is enclosed by timber fencing to the boundary line and split into various sections with an initial good size paved patio area (ideal for entertaining) currently housing a recently bought and constructed timber storage shed (available to buy by separate negotiation). A central lawn section with stepping stone pathway provides access to a recently installed decked entertaining space with timber balustrade, external light and power socket. There is pedestrian gated access which leads back to the front, external tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and head in the direction of Bramcote. Passing the parade of shops, take a left onto Ilkeston Road. Take a right onto Field Farm Way and follow the bend in the road to the left. Take a left hand turn onto Hollis Close and follow the bend in the road to the right and the property can be found on the right hand side.

AGENTS NOTE
The property has the benefit of the remaining term of NHBC warranty, running until 18th June 2034.



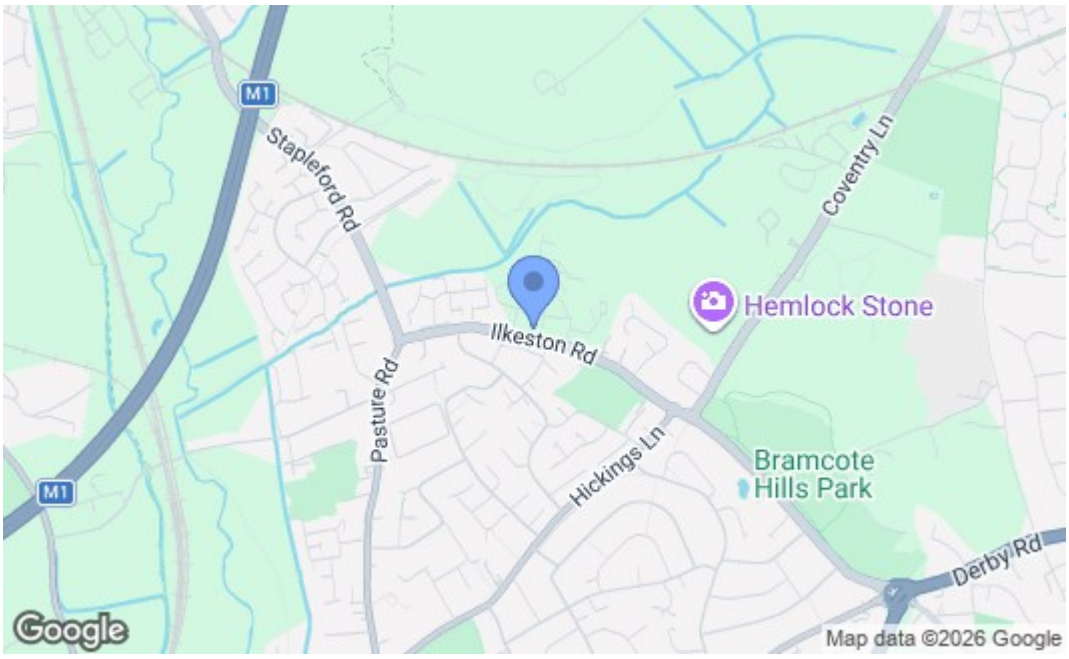


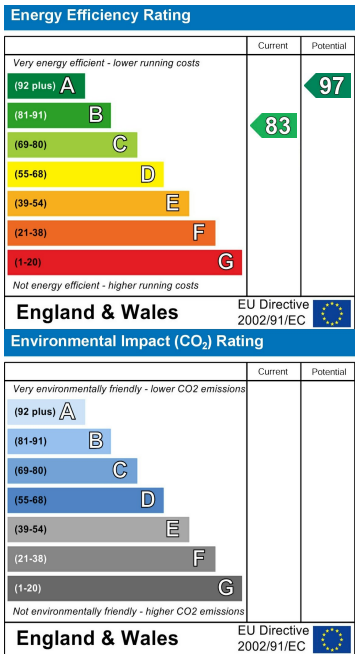












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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