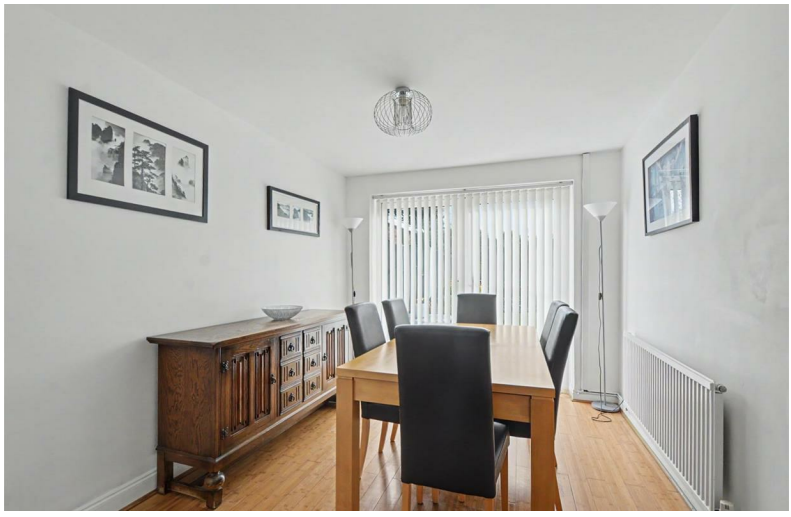
Robert Ellis

look no further. . .







Hogarth Close
Stapleford, Nottingham NG9 7HS

A WELL PRESENTED THREE BEDROOOM SEMI-DETACHED HOUSE POSITIONED IN THIS CUL DE SAC.

£279,950 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED BRIGHT AND AIRY GEORGE WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI-DETACHED HOUSE POSITIONED WITHIN THIS FAVOURED RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a shower room.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, generous rear garden and a detached garage (with power and lighting).

The property is located in this popular and established residential catchment location positioned at the top of the hill in Stapleford, which offers easy reach to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to excellent nearby transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout.

Ample outdoor green space is nearby including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitches and play area.

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





ENTRANCE HALL
7'9" x 6'1" (2.38 x 1.87)
uPVC panel and double glazed front entrance door with uPVC panel and double glazed window to the side of the door. Staircase rising to the first floor, radiator, wooden flooring and door to living room.

LIVING ROOM
13'5" x 12'9" (4.09 x 3.91)
Double glazed window to the front (with fitted blinds), useful understairs storage cupboard housing the gas and electricity meters, media points, wooden flooring, central chimney breast incorporating an Adam-style fire surround with marble insert and hearth housing a coal effect electric fire and opening through to the dining room.

DINING ROOM
10'9" x 8'9" (3.28 x 2.69)
Wooden flooring, radiator and uPVC double glazed French doors opening out into the rear garden. Further door to the kitchen.

KITCHEN
10'0" x 7'4" (3.05 x 2.24)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top laminate work surfacing incorporating a one and a half bowl sink unit with draining board, swan-neck mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and double oven beneath, integrated dishwasher, plumbing for washing machine, space for full height fridge/freezer, tiled floor, radiator, spotlights, double glazed window to the side (with fitted blind) and boiler cupboard housing the gas fired combination boiler (for central heating and hot water). A uPVC panel and double glazed exit door then leads to outside.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blind), decorative wood balustrade, doors to all bedrooms and shower room, loft access point via pull-down loft ladder to an insulated loft space.

BEDROOM ONE
12'9" x 9'10" (3.91 x 3.02)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

BEDROOM TWO
10'9" x 9'10" (3.30 x 3.02)
Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, useful storage closet with shelving.

BEDROOM THREE
9'8" x 6'3" (2.97 x 1.93)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

SHOWER ROOM
6'3" x 5'9" (1.92 x 1.76)
Modern three piece suite comprising tiled and enclosed corner shower cubicle with glass screen and sliding shower door with mains shower, wash hand basin with mixer tap and push flush WC. Tiling to the walls and floor, double glazed window to the rear (with fitted blind), chrome ladder towel radiator, spotlights and extractor fan.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to a driveway providing off-street parking which continues down the right hand side of the property leading to the garage and rear garden. The front has a shaped lawn with decorative plum slate chippings to the boundary lines. There are double wrought iron gates leading into the rear garden.

TO THE REAR
The rear garden is of a generous overall size shaped into a triangular corner plot with a good size patio area (ideal for entertaining) leading onto a shaped lawn with flowerbeds, borders and rockery housing a wide variety of bushes, shrubs and plants. From the garden, there is a stepping stone pathway and access into the garage via a personal access rear door, external water tap and lighting points.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take a left hand turn onto Blake Road. Take the first left into the cul de sac of Hogarth Close. The property can be found tucked away on the left hand side, identified by our For Sale board.

DETACHED GARAGE
Up and over door to the front, two personal access doors to the side, uPVC double glazed window to the side, power and lighting.

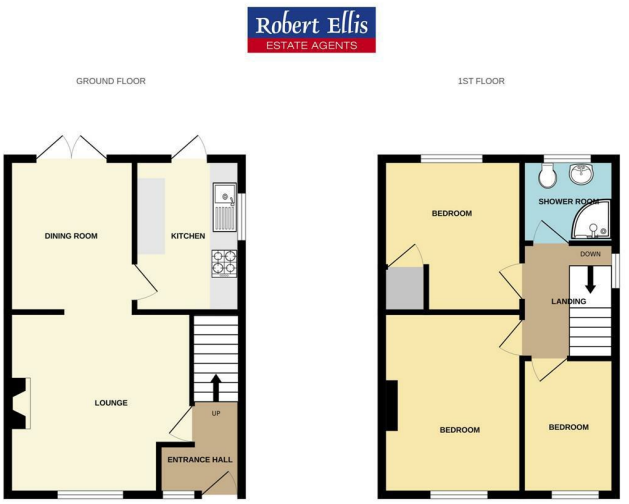




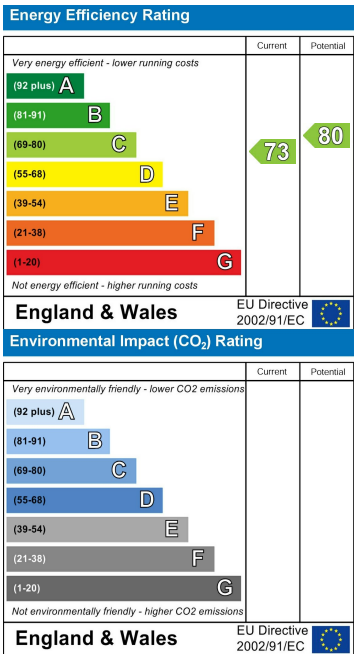












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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