Robert Ellis

look no further. . .

Walker Grove

'The Pippins', Stapleford NG9 7GY

THREE BEDROOM DETACHED HOUSE IN THE HIGHLY REGARDED 'PIPPINS' DEVELOPMENT OFF TOTON LANE IN STAPLEFORD.

POA Freehold

WE HAVE GREAT PLEASURE IN OFFERING FOR SALE THIS THREE BEDROOM DETACHED HOUSE, LOCATED IN THE HIGHLY REGARDED 'PIPPINS' DEVELOPMENT OFF TOTON LANE IN STAPLEFORD.

This property comes to the market in ready to move into condition, having been extremely well maintained and improved over the years by the current owner occupiers. Features of this property include a recently replaced gas combination boiler, modern UPVC double glazing and a conservatory. Further features include a high quality fitted kitchen with built-in appliances and utility room with matching units and again with built-in appliances. The cloaks/w.c., family bathroom and en suite shower room have all been replaced in recent times.

Situated in a small cul de sac with a drive, garage and pleasant landscaped and private rear gardens, with an additional hard standing area adjacent to the property. A sought after location and great for families and commuters alike as schools for all ages, including *Fairfield Junior Academy and *George Spencer Academy are within walking distance. The town centre of Stapleford is easily accessible with regular bus service and for those wishing to commute, the A52 for Nottingham, Derby and junction 25 of the M1 Motorway, as well as the Nottingham Express Tram Park and Ride are a short drive away.

Due to the shortage of such properties, we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
UPVC double glazed front entrance door, radiator and stairs to the first floor with understairs storage cupboard.

CLOAKROOM/W.C.
Incorporating a modern two piece suite comprising wash hand basin and low flush w.c. Radiator and double glazed window.

LOUNGE
16'10" x 10'9" (5.14 x 3.3)
Feature fireplace with marble surround and inset contemporary electric flame effect fire. Radiator, bay window to the front and door to dining room.

DINING ROOM
9'11" x 9'7" (3.03 x 2.94)
Radiator, patio door leading to conservatory and partially open to kitchen.

CONSERVATORY
9'6" x 9'2" (2.91 x 2.81)
UPVC double glazed construction on a brick dwarf wall with French doors opening to the rear garden.

KITCHEN
9'11" x 9'11" (3.03 x 3.03)
Incorporating a contemporary range of modern fitted Shaker style wall, base and drawer units with wood block work surfacing and inset one and a half stainless steel sink unit with single drainer. Built-in appliances including a low profile halogen hob, double oven and microwave. Made to measure housing for American style fridge/freezer, which is included in the sale. Radiator, feature tiled splashbacks and tiled slate flooring which continues through to the utility room.

UTILITY ROOM
9'11" x 5'4" (3.03 x 1.63)
Fitted units to match the kitchen with wood block work surfacing and inset stainless steel sink unit. Cupboards housing free-standing washing machine and tumble dryer, included in the sale. Tall larder unit and double glazed door to side.

FIRST FLOOR LANDING
Double glazed window, linen cupboard and doors to bedrooms and bathroom.

BEDROOM 1
10'7" x 10'1" (3.25 x 3.09)
Built-in wardrobes, radiator, double glazed window to the rear and door to en suite.

EN SUITE
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle with drench shower rose. Radiator and double glazed window.

BEDROOM 2
9'11" x 8'10" (3.03 x 2.71)
Radiator and double glazed window to the front.

BEDROOM 3
8'2" x 7'1" (2.5 x 2.17)
Radiator and double glazed window to the front.

FAMILY BATHROOM
Incorporating a three piece suite comprising floating wash hand basin with, low flush w.c. and panel bath with waterfall shower/mixer taps, shower screen and shower with drench shower head. Tiling to walls, feature radiator, shelving for towels and double glazed window.

OUTSIDE
To the front is an open plan garden with a section laid to lawn and block paved driveway providing off-street parking. Opposite the property is a second section of garden laid to lawn and an additional hard standing area. Gated pedestrian access to the side of the house leads to the enclosed rear garden which is laid mainly to lawn with generous patio area, shrub beds and a further hard standing area at the side of the property where there is a garden shed.

GARAGE
18'0" x 7'9" (5.5 x 2.37)
Up and over door to the front, light and power, wall mounted gas combination boiler installed in 2021. UPVC double glazed side exit door.

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, looking for and turning left onto Pritchard Drive and enter into The Pippins. Follow the road down turning right onto Walker Grove, bearing left into the small cul de sac where the property can be found on the right hand side, as the penultimate property.

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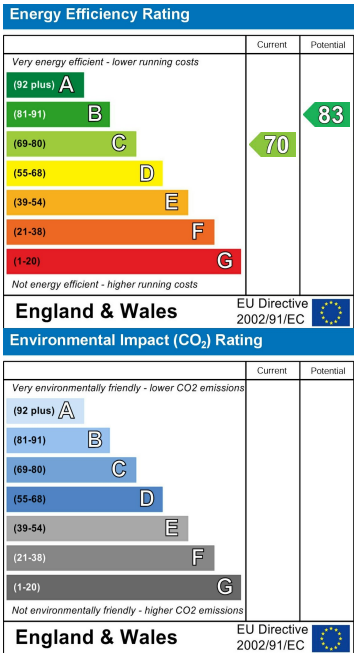
*AGENTS NOTES
Any intending purchaser should make their own enquiries in respect of the current admission policies of the schools mentioned.



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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