Robert Ellis

look no further...

Holden Gardens
Stapleford, Nottingham NG9 7GX

£425,000 Freehold

AN EXTENDED, FIVE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, POSITIONED WITHIN THIS SOUGHT AFTER RESIDENTIAL CATCHMENT LOCATION.

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTENDED, BRYANT HOMES CONSTRUCTED, FIVE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, POSITIONED WITHIN THIS HIGHLY REGARDED AND WELL ESTABLISHED RESIDENTIAL CATCHMENT LOCATION POSITIONED AT THE TOP OF THE HILL IN STAPLEFORD.

With extended accommodation over two floors comprising entrance porch leading to entrance hall, ground floor WC, living room, dining room, kitchen and utility room to the ground floor. The first floor landing then provides access to five bedrooms, the main bedroom with fitted wardrobes and en-suite shower room and a further three piece shower room.

Other benefits to the property include gas fired central heating, UPVC double glazing, off-street parking, integral garage with power and lighting and generous garden space with pitched roof summerhouse.

The property is situated within this established residential location, known locally as 'The Pippins' which provides easy access to a range of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

There is also easy access to the shops and amenities within the nearby town centre, as well as the open space of Judson Play Park and Queen Elizabeth Recreation Ground which offers hard and grass tennis courts, bowling green, football pitch and childresn play park.

We believe the property would make a family home and highly recommend an internal viewing.

ENTRANCE PORCH
Composite and double glazed front entrance door, tiled flooring, double glazed window to the side, meter box and panel and stained glass entrance door to the hallway.

ENTRANCE HALL
Staircase rising to the first floor, useful understairs storage cupboard, radiator, coving and internal doors providing access through to the living room, kitchen and ground floor WC.

CLOAKS/WC
Refitted in 2017 comprising a white two piece suite housing push-flush WC and corner wash hand basin with tiled splashbacks, radiator and UPVC double glazed window to the front.

LOUNGE
14'4" x 10'8" (4.39 x 3.26)
Walk-in double glazed UPVC box bay window to the front, radiator, coving, feature Adam-style fire surround with marble insert and hearth, media points and door to dining room.

DINING ROOM
9'11" x 9'7" (3.04 x 2.93)
UPVC Georgian-style double glazed rear exit door to garden with double glazed windows to either side of the door, radiator, coving and door to the kitchen.

KITCHEN
9'11" x 9'10" (3.04 x 3.01)
The kitchen comprises a range of matching fitted base and wall storage cupboards with marble effect roll top work surfacing incorporating fitted four ring gas hob with extractor over and oven beneath, inset single sink and drainer with central swan-neck mixer tap and tiled splashbacks, plumbing for washing machine, space for table and chairs, radiator and double glazed window to the rear with fitted roller blind and door to the utility room.

UTILITY ROOM
10'0" x 5'4" (3.06 x 1.64)
Fitted base storage cupboard with marble effect roll top work surfacing to match the kitchen, inset single sink and drainer and tiled splashbacks, plumbing for washing machine, space for full height fridge/freezer, additional matching wall and base storage cupboards with further roll top work surface space, wall mounted gas fired central heating combination boiler (for central heating and hot water purposes), double glazed window to the rear with fitted roller blind and UPVC panel and double glazed Georgian-style side exit door to the garden.

FIRST FLOOR LANDING
Doors to all bedrooms, shower room, airing cupboard (now storage) and loft access point to an insulated loft space.

BEDROOM ONE
10'5" x 10'1" (3.2 x 3.08)
Two double glazed windows to the rear, radiator, fitted double wardrobe and door to en-suite.

EN SUITE SHOWER ROOM
7'1" x 4'4" (2.17 x 1.34)
Refitted in 2017 comprising a three piece suite incorporating walk-in tiled shower cubicle with mains shower, push-flush WC and wash hand basin with mixer tap and storage cupboard beneath, fully tiled walls, inset ceiling spotlight, extractor fan, chrome heated ladder towel radiator, shaver point and double glazed window to the side.

BEDROOM TWO
10'5" x 9'11" (3.2 x 3.03)
Double glazed window to the front and radiator.

BEDROOM THREE
8'2" x 7'2" (2.5 x 2.2)
Double glazed window to the front and radiator

BEDROOM FOUR
12'8" (max) x 8'0" (3.88 (max) x 2.44)
An 'L' shaped room with double glazed window to the rear and radiator.

BEDROOM FIVE
10'9" x 7'4" (3.3 x 2.26)
Double glazed window to the front and radiator.

SHOWER ROOM
6'11" x 6'5" (2.12 x 1.96)
Refitted in 2017 comprising a corner shower cubicle with Mira Jump electric shower over, wash hand basin with mixer tap and push-flush WC. Fully tiled walls, spotlight with inbuilt extractor fan, wall mounted chrome heated ladder towel radiator, shaver point and double glazed window to the rear.

OUTSIDE
To the front there is a shaped tarmac driveway providing off-street parking for two/three vehicles (depending on the size of the vehicle), decorative gravel borders housing a variety of dwarf bushes and shrubbery, shaped lawn section, access to the front entrance door and side access pedestrian gate leading to the rear. The rear garden is enclosed by timber fencing and benefits from a shaped and edged decorative lawn with coloured gravel beds and rockery housing a variety of bushes and shrubbery. There is an initial paved patio area, ideal for entertaining, and situated at the foot of the plot there is a TIMBER SUMMERHOUSE with double French style entrance doors. The rear garden also consists of an external lighting point and water tap.

GARAGE
17'11" x 7'7" (5.47 x 2.32)
Up and over door to the front, power, lighting and side entry door.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and take a left turn onto Pritchard Drive. Take the first left into the cul de sac of Holden Gardens and the property can then be found on the right hand side.

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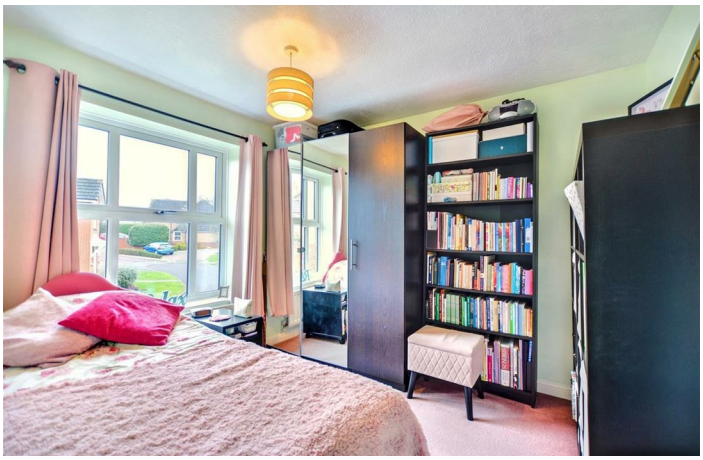

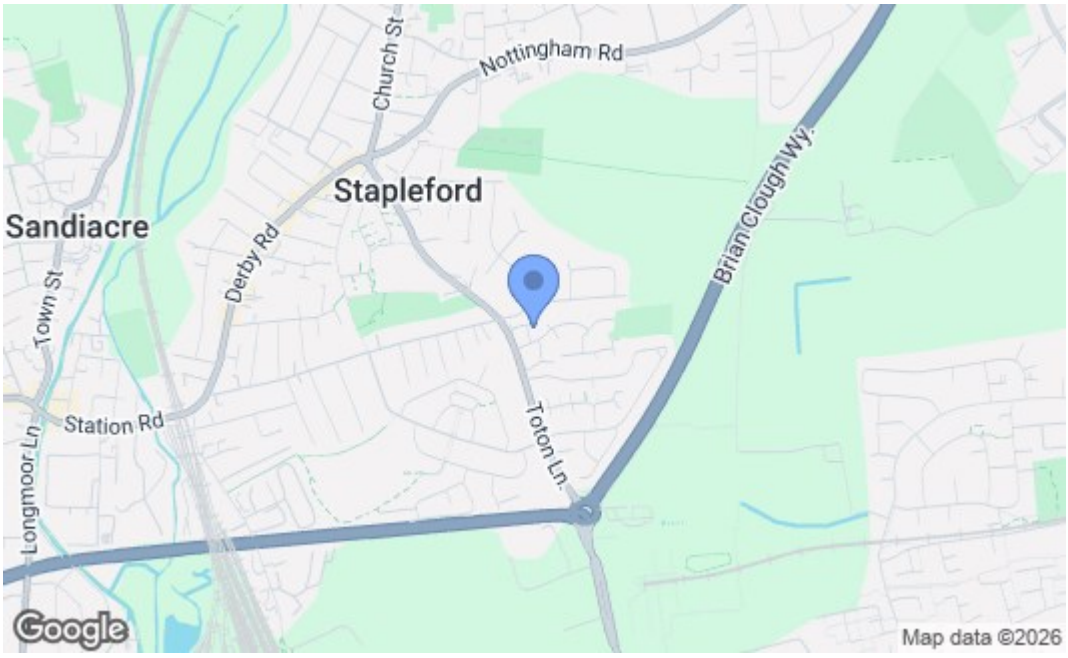

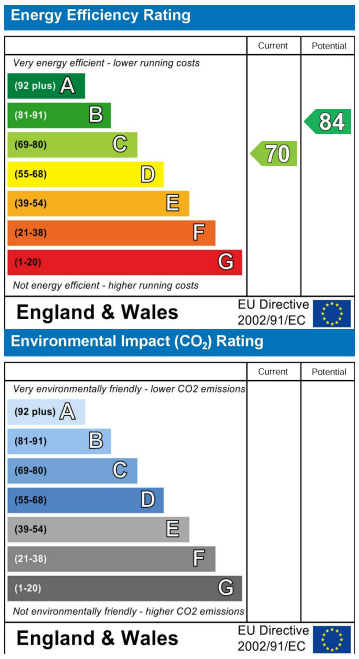

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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