Robert Ellis

look no further. . .

A FOUR BEDROOM FAMILY HOME.

Guy Close
Stapleford, Nottingham NG9 7GZ

Guide Price £400,000 Freehold

We are pleased to offer for sale this modern four bedroom detached family home situated in the prestigious "Pippins" development.

Built by Bryant Homes in 1995 to the "Victoria" design, this is an instantly attractive property which offers well balanced accommodation, great for families. This property has been particularly well maintained and improved by the current owners and comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, double glazed windows, contemporary fully fitted kitchen with built-in appliances and separate utility room.

Further features include a cloaks/WC, an en-suite shower room to the principal bedroom which also has fitted wardrobes and there are air conditioning units to both the principal bedroom and living room, with warm and cool settings.

The property benefits from off-street parking for two vehicles at the front, leading to an integral single garage. The gardens are attractively landscaped with a contemporary feel and has the benefit of a purpose built cabin, currently used as a home office, but is also ideal as a chill out area, bar, study, den, etc.

Situated in a small cul de sac in this highly regarded residential suburb, great for families and commuters alike. Schools for all ages are within walking distance including Fairfield and George Spencer Academies, there is open space close by including a play park and Queen Elizabeth Park. The town centre is also within walking distance. Within a minutes drive, the A52 for Nottingham, Derby and Junction 25 of the M1 motorway can be found which is along side the park and ride for the Nottingham tram.

This property is offered for sale with a completed upward chain and therefore early vacant possession is possible. We strongly recommend an internal viewing to avoid disappointment.

ENTRANCE PORCH
uPVC double glazed sliding door and window.

HALLWAY
10'0" x 6'4" (3.07 x 1.94)
A welcoming central entrance lobby with composite double glazed front entrance door, radiator, stairs to the first floor with understairs store cupboard.

CLOAKS/WC
A modern and contemporary two piece suite comprising wash hand basin with vanity unit, low flush WC. Partially tiled walls, heated towel rail, double glazed window.

LOUNGE
11'7" increasing to 14'0" to bay x 13'11" (3.54 increasing to 4.27 to bay x 4.25)
Feature co temporary inset living flame gas fire, radiator, wall mounted air conditioning unit with warm and cool settings, double glazed window to the side, double glazed bay window to the front.

DINING ROOM
8'11" x 9'6" (2.73 x 2.91)
Radiator, double glazed windows, double glazed French doors opening to the rear garden.

KITCHEN
11'10" x 9'4" (3.62 x 2.86)
Incorporating a range of modern fitted wall, base and drawer units with handle-free door fronts and square edge work surfacing. Inset stainless steel sink unit, built-in electric Neff oven with matching Neff combination microwave, inset Neff induction hob with extractor hood over. Integrated dishwasher, fridge and freezer. Flat panel radiator, double glazed window to the rear, archway to utility room.

UTILITY ROOM
6'9" x 5'2" (2.07 x 1.6)
Wall and base cupboards with work surfacing to match the kitchen, full height larder unit, plumbing for washing machine, wall mounted "Vaillant" gas boiler installed in April 2023. Double glazed side exit door.

FIRST FLOOR LANDING
Accessed from a dog-leg staircase. Loft hatch and linen cupboard.

BEDROOM ONE
11'10" to wardrobes x 11'10" (3.63 to wardrobes x 3.63)
Quality range of fitted slide door wardrobes with hanging space and shelves. Radiator, wall mounted air conditioning unit with warm and cool settings. Door to en-suite. Double glazed window to the side and double glazed window to the front.

EN-SUITE
6'11" x 4'8" (2.12 x 1.44)
Incorporating a modern three piece suite comprising floating wash hand basin with vanity unit, low flush WC, corner shower cubicle with thermostatically controlled shower. Wall mounted bathroom mirror (de-mist function), fully tiled walls, heated towel rail, porcelain tiled floor, double glazed window.

BEDROOM TWO
9'10" x 9'7" increasing to 10'11" (3 x 2.94 increasing to 3.33)
Built-in wardrobe, radiator, double glazed window to the rear.

BEDROOM THREE
11'3" reducing to 8'5" x 9'3" (3.45 reducing to 2.57 x 2.84)
Radiator, double glazed window to the rear.

BEDROOM FOUR
10'10" reducing to 8'9" x 6'9" (3.31 reducing to 2.68 x 2.06)
Currently used as a study with fitted furniture including oak shelving and display unit. Radiator, double glazed window to the front.

FAMILY BATHROOM
5'6" x 6'8" (1.68 x 2.04)
Three piece suite comprising floating wash hand basin, low flush WC, tiled-in bath with electric shower and screen over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property is situated on an open plan corner position with front garden laid to lawn, further front side garden laid to lawn, and driveway providing off-street parking for two vehicles leading to the single garage. There is gated access to one side of the property with electronic release, and path leading to the rear garden. The rear garden is attractively landscaped with ease of maintenance in mind with a generous raised patio/terraced area (great for alfresco dining). There is a dwarf wall surrounding this with some raised bedding. The main garden is laid to quality artificial lawn for ease of maintenance, with a contemporary water feature, flower/shrub borders. There is a purpose built garden cabin.

GARDEN CABIN
7'9" x 9'6" (2.38 x 2.9)
A versatile space currently used as a home office but equally could be used as a den, playroom, gym, bar, etc. Light and power. Double glazed windows and French doors to a small veranda.

GARAGE
17'10" x 8'4" (5.45 x 2.55)
Up and over door, light and power, and uPVC door to the rear garden.

Material Information
Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating (combination boiler)

Septic Tank – No

Broadband – Standard, Superfast and Ultrafast available

Broadband Speed -

Phone Signal – EE, O2, Vodafone Green, Three Amber

Sewage – Mains supply

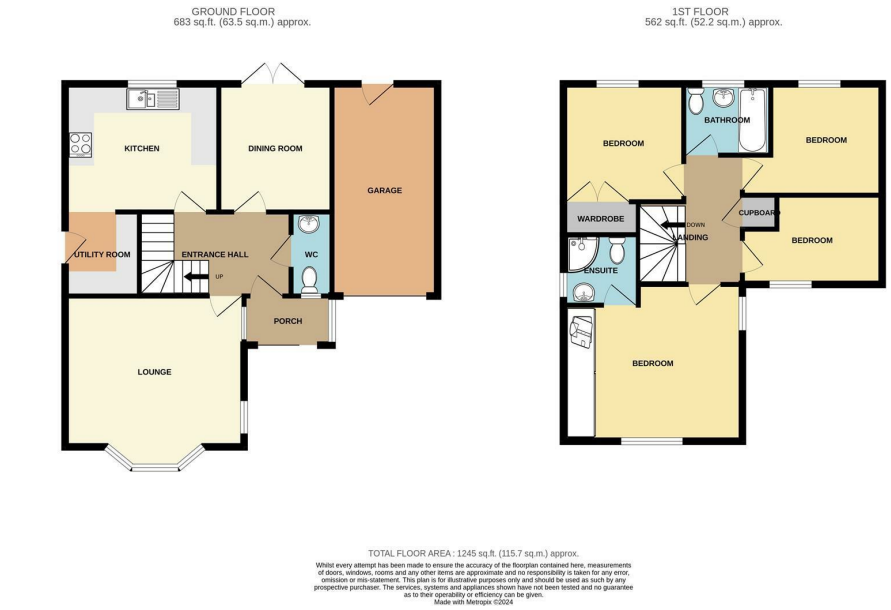
Flood Risk – Rivers - no flood risk, Surface Water - low risk

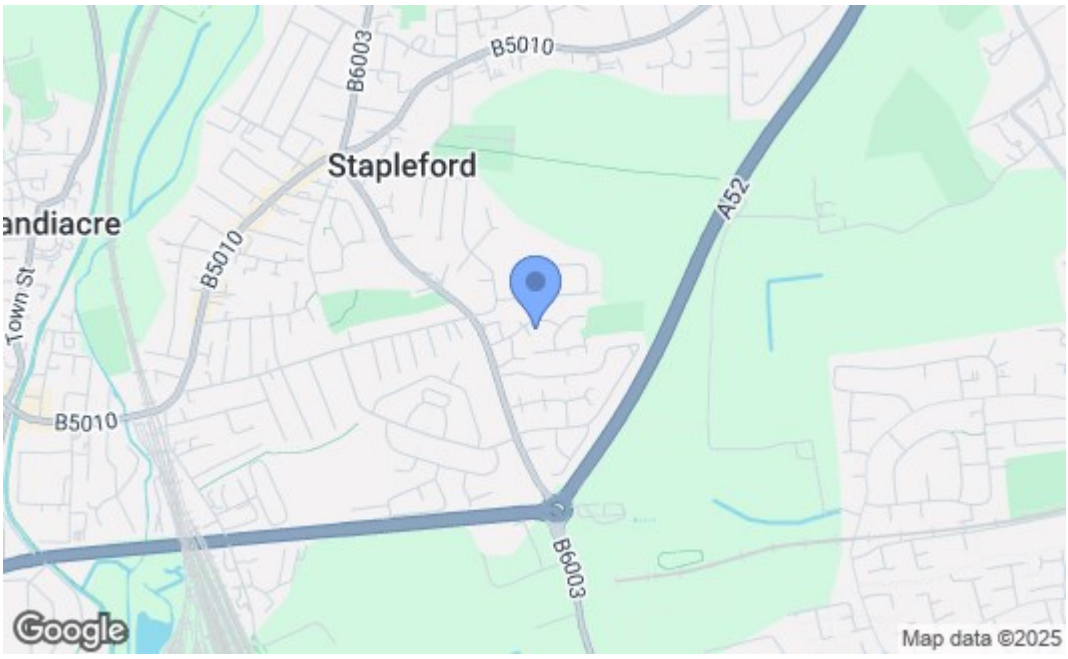
Flood Defenses – No

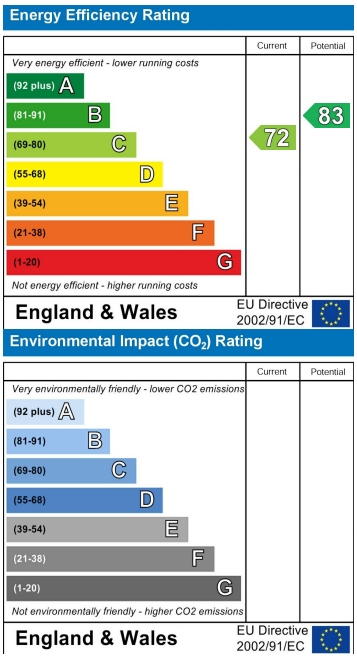
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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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