Robert Ellis

look no further...







34 Pinfold Lane,
Stapleford, Nottingham
NG9 8DL

£265,000

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WE ARE PLEASED TO ANNOUNCE FOR SALE A BRAND NEW DEVELOPMENT OF FAMILY HOMES WITHIN STAPLEFORD.

The development consists of ten four bedroom link detached houses, each having accommodation over three floors and backed by a ten year NHBC build warranty.

These energy efficient homes have been finished to a particularly high standard and benefit from a fully fitted kitchen, cloakroom/w.c. and impressive master bedroom to the second floor with en suite shower room.

Further features include gas fired central heating served from a combination boiler, Upvc double glazed windows throughout and useful technologies such as hard wired network points in most room and is pre-wired for both BT and Virgin Media, great for internet hungry families. (Subject to subscription).

All houses have off-street parking and all but one will have a single garage. The rear gardens tr attractively landscaped and enclosed.

Situated close to the town centre of Stapleford, offering a variety of national and independent retailers, including the soon to be opened Aldi store. For those wishing to commute, the area is served by good road and public transport links to Nottingham and Derby. Local schools for all ages are also within reach.

With floor coverings included within the sale price, these properties will be truly ready to move into. Now completed and ready for occupation to arrange a guided tour please call 0115 9490044





Entrance Hall
Composite double glazed front entrance door, stairs to the first floor with under-stair storage cupboard.

Cloaks/WC
Incorporating a two piece suite comprising wash hand basin and low flush w.c.

Lounge
15'11" x 12'7" (4.87 x 3.86)
T.v. point, radiator, double glazed window and double glazed French doors leading to the rear garden.

Breakfast Kitchen
14'3" x 8'11" (4.36 x 2.74)
Incorporating a newly fitted range of wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge, freezer and dishwasher. Plumbing and space for washing machine. Cupboard housing wall mounted gas combination boiler, radiator and double glazed window to the front.

First Floor Landing
Staircase leading to the second floor, doors to bedrooms 2, 3 and 4 and family bathroom. Built-in closet housing the network hub.

Bedroom 2
11'8" x 11'8" narrowing to 9'1" (3.57 x 3.58 narrowing to 2.79)
Radiator and double glazed window to the rear.

Bedroom 3
9'0" x 8'0" (2.75 x 2.45)
Radiator and double glazed window to the front.

Bedroom 4
10'4" x 6'4" (3.15 x 1.94)
Radiator and double glazed window to the rear.

Family Bathroom
10'11" x 6'9" (3.34 x 2.07)
White contemporary three piece suite comprising wash hand basin, low flush w.c. and bath tub with thermostatically controlled shower over. Shower screen, partially tiled walls and heated towel rail.

Second Floor Landing
Double glazed window and door to master bedroom

Master Bedroom
17'8" x 15'11" (overall) (5.39 x 4.86 (overall))
Radiator, double glazed Velux roof light to front, double glazed dormer window to rear or Velux double glazed window (depending on style,) double glazed window to side and door to en suite.

Ensuite
6'11" x 3'3" (2.11 x 1)
Three piece suite comprising wash hand basin, low flush w.c. and shower cubicle. Partially tiled walls, heated towel rail and air extractor.

Outside
Driveway providing off-street parking. A link detached brick built garage with up and over door, light and power. The rear garden is enclosed with patio and lawn.

Directions
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights. Continue over into Nottingham Road. Passing the new Aldi to the left, turn immediately left onto Pinfold Lane and continue along where the site can be found on the left hand side.

Measurements
The measurements quoted have been taken from plot 1. There may be a very slight variance compared to the figures quoted on the floor plan and other plots and is intended as a guide.

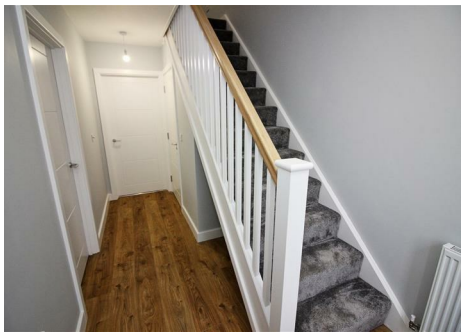
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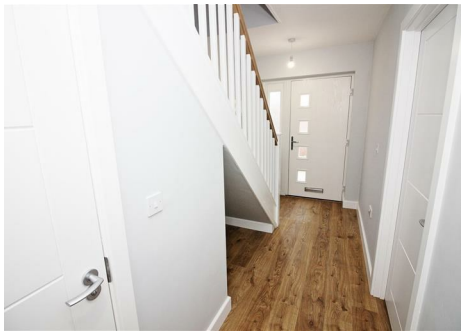
TO COMPLY WITH THE NEW GOVERNMENT RESTRICTIONS DUE TO COVID19 - FACE TO FACE VIEWINGS ARE CURRENTLY SUSPENDED. YOU CAN STILL SEND YOUR VIEWING REQUEST IN AS NORMAL AND WE'LL CONTACT YOU TO DISCUSS THE PROPERTY IN MORE DETAIL, AND BOOK IN YOUR VIEWING REQUEST TO TAKE PLACE WHEN POSSIBLE.











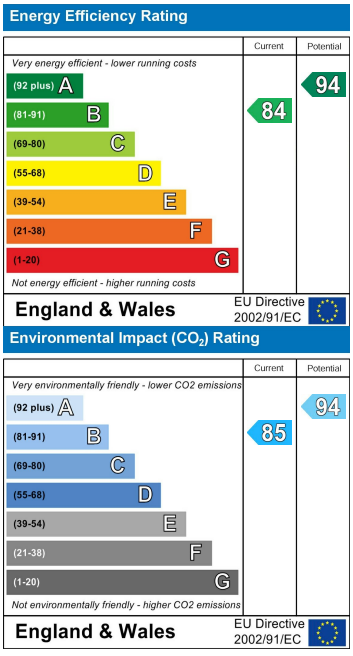


Plots 1-4 & 8-10

Ground Floor			First Floor/Second Floor		
Room	**Metric (m)**	**Imperial (ft-in)**	**Room**	**Metric (m)**	**Imperial (ft-in)**
Living Room	4.89 x 3.92	16" x 12"8"	Bedroom 2	2.82 x 3.65	9"3" x 11"9"
Kitchen/Dining	2.79 x 43.8	9"2" x 14"3"	Bedroom 3	2.85 x 2.87	9"1" x 8"1"
WC	8.76 x 1.72	2"8" x 5"6"	Bedroom 4	1.95 x 3.85	6"1" x 10"4"
			Bathroom	2.69 x 2.10	8"4"x 6"8"
			Master Bedroom	4.93 x 5.95	16" x 18"
			En Suite	1.30 x 2.50	3"4" x 7"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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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