



Judson Avenue  
Stapleford, Nottingham NG9 7FH

**£535,000 Freehold**

AN EXTENDED & IMMACULATELY  
PRESENTED DOUBLE FRONTED FOUR  
BEDROOM DETACHED FAMILY HOME.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DOUBLE FRONTED FOUR BEDROOM EXTENDED DETACHED FAMILY HOME POSITIONED WITHIN THIS HIGHLY DESIRABLE AND SOUGHT AFTER RESIDENTIAL CATCHMENT LOCATION KNOWN AS "THE PIPPINS".

Originally built in the 1990's by Bryant homes to the "Richmond" design the current owners have thoughtfully extended and completely refurbished this property to provide a perfect family home.

The property boasts extended accommodation over two floors, the ground floor comprising entrance hall, ground floor WC, snug, living room, open plan family kitchen, separate dining space, utility room and side hallway/cloaks room. The first floor landing provides access to four bedrooms, the principal bedroom with en-suite facilities, and a bathroom.

The property benefits from gas fired central heating from a recently installed combination boiler, double glazing, off-street parking, detached pitched roof double garage with power, lighting and electrically operated remote control garage door, along side an enclosed, private and easy to maintain rear garden.

The property is located within this highly desirable and sought after residential catchment location, known locally as "The Pippins" which provides easy access to excellent schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as transport links including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the nearby shops, services and amenities, along side open green and countryside space. Nearby parks include Judson Avenue play park, Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area.

We believe the property will make an ideal long term family home which is certainly in a ready to move into condition. We highly recommend an internal viewing.



ENTRANCE HALL

17'4" x 6'1" (5.29 x 1.87)

Composite panel and stained glass front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, Victorian-style stainless steel column radiator, coving, doors to ground floor WC, snug, living room and family kitchen.

GROUND FLOOR WC

7'2" x 2'10" (2.20 x 0.87)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, Victorian-style column radiator, tiling to dado height, double glazed window to the front and spotlight.

SNUG

10'10" x 9'7" (3.31 x 2.93)

Two double glazed windows to the front (with fitted blinds), Victorian-style column radiator, coving and fitted media wall/storage area with drawers and shelving, space for wall mounted TV.

LIVING ROOM

20'4" x 11'3" (6.22 x 3.44)

Two double glazed windows to the front (with fitted blinds), two Victorian-style column radiators, wall light points, media points, feature Adam-style fire surround with coal effect inset gas fire and double doors with matching windows to either side (with fitted blinds) opening through into the dining area.

FAMILY KITCHEN

18'3" x 19'1" (5.58 x 5.82)

Comprising of a matching range of fitted base and wall storage cupboards and drawers, with quartz worktops incorporating a curved edge butcher's block-style breakfast bar unit with pop-up power plug and inset single sink draining board and Quooker instant hot water tap. Fitted four ring induction hob with inset circular extractor unit, three drop-down pendant lights, three Velux roof windows, inset microwave, warming drawer, oven and wine chiller, plumbing for American-style fridge/freezer, two Victorian-style column radiators, LED spotlights lights throughout, double glazed French doors opening out to the rear garden and useful double opening pantry cupboard with further worktop space, shelving, power and under-cabinet lighting. Integrated appliances include a dishwasher and an in-built store. Doors to the hallway and utility room with a further opening through to the dining area.

DINING AREA

17'10" x 8'2" (5.46 x 2.49)

uPVC double glazed French doors opening out to the rear garden, with double glazed windows to either side and the right elevation, traditional radiator, wall light points, opening back through to the family kitchen and double doors linking back through to the living room.

UTILITY ROOM

8'6" x 6'0" (2.61 x 1.83)

A range of fitted base and wall storage cupboards, with marble-style square edge work surfacing and matching upstands with single sink and draining board with central swan-neck mixer tap, plumbing for washing machine, space for tumble dryer, boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water), Victorian-style column radiator, double glazed window to the rear, LED spotlights, extractor fan and internal doors linking through to the kitchen and side hall/cloaks.

SIDE HALL/CLOAKS

6'10" x 6'8" (2.09 x 2.04)

uPVC Georgian-style double glazed side entrance door from the block paved driveway, Victorian-style column radiator, coat pegs, alarm control panel, LED spotlights, bench with two storage cabinets beneath and door to utility room.

FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the front (with fitted blind), loft access point to an insulated and lit loft space, airing cupboard with shelving. Doors to all bedrooms and bathroom.

BEDROOM ONE

12'1" x 12'0" (3.69 x 3.68)

Double glazed window to the rear overlooking the landscaped rear garden, radiator, range of bedroom furniture including floor to ceiling fitted wardrobes, matching overhead storage cupboards, bedside cabinets and display shelving with matching drawer unit. Door to en-suite.

EN-SUITE

8'6" x 3'3" (2.60 x 1.00)

Recently upgrading three piece suite comprising walk-in tiled shower cubicle with glass screen and dual attachment mains shower, wash hand basin with mixer tap and storage drawers beneath, and push flush WC. Decorative tiling to the walls and shower area, double glazed window to the rear, chrome ladder towel radiator, spotlights, Xpelair extractor fan and wall hung LED lit bathroom mirror with shaver point.

BEDROOM TWO

12'2" x 8'8" (3.73 x 2.66)

Double glazed window to the rear, radiator, range of bedroom furniture including floor to ceiling fitted wardrobes, matching overhead storage cupboards, bedside tables, display shelving, drawer unit and further matching cabinets.

BEDROOM THREE

11'7" x 7'5" (3.54 x 2.27)

Double glazed window to the front (with fitted blind), radiator.

BEDROOM FOUR

11'7" x 7'3" (3.54 x 2.23)

Double glazed window to the front (with fitted blind), radiator, range of bedroom furniture including floor to ceiling fitted double wardrobe with matching overhead storage cupboards, bedside cabinets and desk area with drawers.

BATHROOM

8'6" x 6'3" (2.60 x 1.93)

Modern white three piece suite comprising curved P-shaped bathtub with glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap and push flush WC. Fully tiled walls and floor, double glazed window to the rear, shaver point, chrome ladder towel radiator.

OUTSIDE

To the front of the property, there is a landscaped and easy to maintain garden with stepped access to the slightly elevated position of the front entrance door, three tiered garden with individual retaining walls and an array of decorative stone and chippings. To the right hand side, there is a lowered kerb entry point to the double width block paved driveway which provides off-street parking leading to the pitched roof detached double garage, as well as pedestrian access into the rear garden.

TO THE REAR

The rear garden is enclosed and attractively landscaped with brick wall and raised fencing set within concrete posts and gravel boards to the boundary line, incorporating an extensive two level paved patio seating area (ideal for entertaining), high degree of flowerbeds and borders housing a wide variety of bushes, shrubs, trees and plants. Pedestrian gated access then leads onto the driveway with personal access door leading into the rear of the garage. Within the rear garden, there are external lighting points, power sockets and water tap, as well as a timber garden shed.

DETACHED BRICK BUILT DOUBLE GARAGE

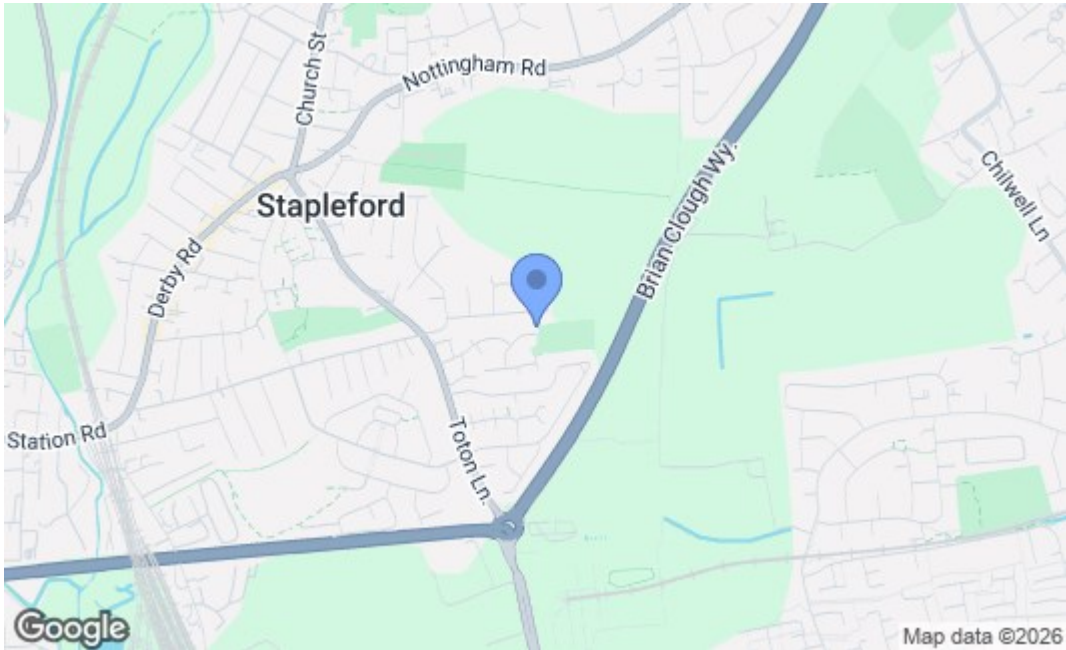
Electrically operated remote control garage door, double glazed side entrance door, power and lighting points.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up the hill, passing the entrance to Fairfield School, take a left hand turn onto Pritchard Drive. Turn left onto Judson Avenue and follow the bend in the road to the left and the property can be found tucked away in the left hand corner, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.