Robert Ellis

look no further. . .

Guy Close
Stapleford, Nottingham NG9 7GZ

A Double Fronted Four Bedroom Detached Family Home.

£450,000 Freehold

WE HAVE GREAT PLEASURE IN OFFERING FOR SALE THIS DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOME.

Situated on a generous plot in a prominent position within this established residential development known as The Pippins. This property was built to the Richmond design by Bryant Homes circa 1994 comes to the market for the first time since it was built.

The current owners have cared for this property and it comes to the market in a impeccable condition and has the benefit of replacement Upvc double glazed windows, replacement modern fitted kitchen with built In appliances and the additional of a double glazed conservatory with a glazed roof.

The accommodation comprises a central entrance hall with cloaks/wc and staircase leading to the first floor. There is a lounge with twin aspect to the front and rear with patio doors leading to the conservatory. A separate dining room with double doors from the hallway, a breakfast kitchen and useful utility room.

Rising to the first floor the galleried style landing with double glazed window leads to the four well proportioned bedrooms the master with en-suite shower room and family bathroom completes the accommodation.

Set back from the road on the corner of Guy Close and Pritchard Drive this property has parking for several vehicles leading to a detached brick build double garage and there is a useful and private garden area at the side and the rear garden is laid mainly to lawn with patio.

The Pippins is conveniently situated within walking distance of highly regarded schools for all ages including Fairfield Junior Academy and George Spencer Academy.* For those wishing to commute the area is served by good road networks such as the A52 linking Nottingham, Derby and Junction 25 of the M1 Motorway. Another string to bow is the park and ride to the Nottingham tram located just off Bardill's Island.

A superb family property which an early internal viewing is recommended to avoid disappointment.

Entrance Hall
Double glazed window and front entrance door. Stairs to the first floor, radiator and doors to:

Cloaks/Wc
Incorporating a two piece suite comprising wash hand basin and low wc. Double glazed window.

Lounge
18'11" x 11'4" (5.79m x 3.46m)
Flame effect gas fire with Adam style surround. Radiator, double glazed window to the front and double glazed french doors leading to the conservatory.

Conservatory
10'7" x 9'8" (3.25m x 2.95m)
Upvc double glazed construction on a brick dwarf wall with french doors leading to the rear garden.

Dining Room
11'4" x 9'0" (3.46m x 2.75m)
Glazed double doors access from hallway. Radiator and double glazed window to the front.

Breakfast Kitchen
11'3" x 9'5" (3.44m x 2.89m)
Incorporating a modern and comprehensively fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built in electric double oven, gas hob and extractor hood over. Integrated fridge and freezer. Breakfast table and chair space, radiator and double glazed window to the rear. Door to utility room.

Utility Room
6'3" x 6'0" (1.91m x 1.84m)
Base cupboards with work surfacing.Space and plumbing for washing machine. Tall larder cupboard and wall mounted gas boiler (for central heating and hot water). Radiator and double glazed door to the rear.

Landing
Galleried style landing with wood spindle balustrade, double glazed window and doors to bedrooms and bathroom.

Bedroom 1
11'10" x 10'8" (3.61m x 3.26m)
Fitted wardrobes, radiator and double glazed window to the rear and door to en-suite.

En Suite
Incorporating a three piece suite comprising pedestal wash hand basin, low flush wc and shower cubicle. Contemporary vynyl splashbacks to walls. radiator and double glazed window.

Bedroom 2
11'6" x 8'6" (3.53m x 2.61m)
Fitted wardrobe, radiator and double glazed window to the rear.

Bedroom 3
11'8" x 7'3" (3.56m x 2.23m)
Radiator and double glazed window to the rear.

Bedroom 4
11'7" x 6'9" (3.54m x 2.08m)
Radiator and double glazed window to the front.

Bathroom
Incorporating a three piece suite comprising pedestal wash hand basin, low flush wc and panelled bath. Tilled splash backs, radiator and double glazed window.

Outside
The property is situated on a generous plot set back slightly from the road with a driveway and forecourt providing parking leading to a detached brick built double garage with light, power and remote control electric roller door and courtesy door to the side. There is a side garden area between the house and garage which is gravelled. The rear garden is enclosed laid mainly to lawn with patio area.

Directional note
From the Bardills Island (A52) proceed towards Stapleford on Toton Lane. Take the third right onto Prichard Drive entering into The Pippins development where Guy Close is a turning on the right and the property can be found on the right hand corner.

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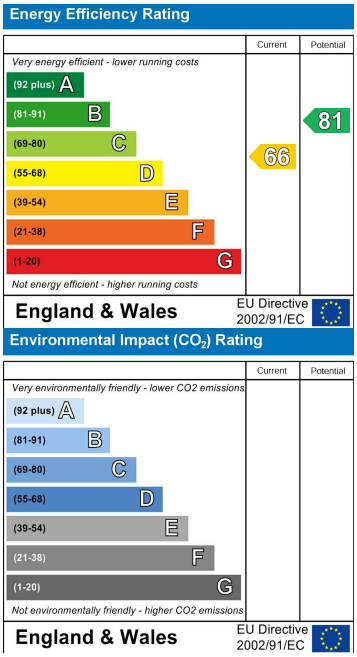
We recommend any intending purchaser should make there own investigations as to the current admission policies as the schools mentioned.



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044