



Pritchard Drive
Stapleford, Nottingham NG9 7GW

£349,950 Freehold

A VICTORIA DESIGN FOUR BEDROOM,
TWO BATHROOM, THREE TOILET
DETACHED FAMILY HOUSE



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Robert Ellis have great pleasure in bringing to the market for the first time since construction, with no upward chain, a four bedroom 'Victoria' in design detached family home situated within this sought after locally known development as The Pippins.

The property benefits from accommodation over two floors comprising an entrance hallway, bay front living room, dining room, kitchen and utility room to the ground floor. The first floor landing provides access to four bedrooms, the principal bedroom with fitted wardrobes and en-suite facilities and a separate family bathroom suite.

Other benefits to the property include gas fired central heating, double glazing, off street parking, garaging and gardens to the rear.

As previously mentioned the property sits within this favourably known location as The Pippins, which is within easy reach 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 for those needing to commute there are great access links via the A52 to Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

We believe the property itself would make an ideal long term family home and we therefore highly recommend an internal viewing.



Hall

9'11" x 6'10" approx (3.03m x 2.09m approx)

UPVC panel and double glazed front entrance door, turning staircase to the first floor with decorative spindle balustrade and useful understairs storage cupboard, radiator and doors to:

Ground Floor w.c.

6'3" x 2'9" approx (1.93m x 0.85m approx)

A modern white two piece suite comprising of a push flush w.c. and wash hand basin with mixer tap, tiled splashbacks and storage cabinet beneath, double glazed window to the front, radiator and parquet style flooring.

Lounge

13'10" x 13'10" approx (4.24m x 4.23m approx)

UPVC double glazed bay window to the front with fitted blinds, two additional double glazed windows to the side, both also with fitted blinds, radiator, media points, coving, wall light points and feature Adam style fire surround with marble insert and hearth housing coal effect gas fire.

Dining Room

10'2" x 8'11" approx (3.11m x 2.74m approx)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the door, radiator and coving.

Breakfast Kitchen

11'10" x 9'5" approx (3.63m x 2.89m approx)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating 1½ bowl sink unit with drainer and mixer tap, cooker hood and extractor fan over, space for under counter fridge or freezer, space for a dining table and chairs, radiator, media points, tiled splashbacks, double glazed window to the rear with fitted blinds and archway opening through to:

Utility Room

6'11" x 5'3" approx (2.11m x 1.62m approx)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating a single sink and drainer with tiled splashbacks. Plumbing for a washing machine and space for further under counter kitchen appliance, wall mounted gas central heating boiler and UPVC panel and double glazed side exit door with fitted blinds.

First Floor Landing

Decorative spindle balustrade, doors to all bedrooms and bathroom, loft access point to an insulated loft space and airing cupboard housing the hot water cylinder with shelving/storage.

Bedroom 1

11'11" x 11'11" approx (3.65m x 3.64m approx)

UPVC double glazed windows to the front and side, radiator,

media points and two double 'his and hers' fitted wardrobes. Door to:

En-Suite

6'10" x 4'11" approx (2.1m x 1.52m approx)

A modern white three piece suite comprising of a shower cubicle with dual attachment rain mains ran shower over, wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath, hidden cistern push flush w.c. Double glazed window to the side with fitted blinds, ladder towel radiator, spotlights and extractor fan.

Bedroom 2

10'10" x 10'5" approx (3.31m x 3.19m approx)

Double glazed window to the rear overlooking the garden and a range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards, radiator and TV point.

Bedroom 3

11'3" x 9'4" approx (3.44m x 2.87m approx)

Double glazed window to the front, radiator and a range of fitted furniture incorporating drawers, desk area, open shelving and storage cupboards.

Bedroom 4

11'2" x 7'6" approx (3.41m x 2.3m approx)

Double glazed window to the rear, radiator, eaves storage cupboard and TV point.

Bathroom

6'9" x 6'9" approx (2.07m x 2.06m approx)

Three piece suite comprising of a panelled bath with fold away glass shower screen and electric Gainsborough shower, wash hand basin and low flush w.c. Partial wall tiling, double glazed window to the rear with fitted blinds, wall mounted mirror fronted bathroom cabinet, shaver point and ladder towel radiator.

Outside

To the front of the property there is a front shaped lawn with dwarf hedgerow to the boundary line incorporating decorative gravel chippings, side by side tarmac driveway with block paved edging which in turn leads to the garage and offers pedestrian access through to the rear. The rear garden is part walled and fenced to the boundary line, being predominantly lawned with shaped and edged borders housing a variety of mature bushes and shrubbery. There are raised planted flower borders and a circular paved patio area as well as the main patio off the dining room doors. There is a timber storage shed, pedestrian gated access, external water tap and lighting point.

Directions

From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn right onto Church Street. Proceed over the brow of the hill passing the entrance to Fairfield School and take a left hand turn onto Pritchard Drive. The property can then be found on the right hand side, identified by our for sale board.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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