



Pritchard Drive
Stapleford, Nottingham NG9 7GW

AN EXTENDED RICHMOND IN DESIGN
FOUR BEDROOM TWO BATHROOM
THREE TOILET DETACHED FAMILY HOUSE.

£469,995 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND MAINTAINED EXTENDED RICHMOND IN DESIGN FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS SOUGHT-AFTER RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, office/playroom, extended family dining kitchen, utility room and lounge. The first floor landing then provides access to four bedrooms, principal bedroom with en-suite facilities, and family bathroom suite.

The property also benefits from gas fired central heating via a newly fitted boiler (as of October 2022), off-street parking, detached double garage and enclosed partially walled-in garden to the rear.

The property sits favourably within this popular location known locally as "The Pippins" which is within walking distance of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to nearby shops, services and amenities. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property will make an excellent long term family home. We highly recommend an internal viewing.



ENTRANCE HALL

uPVC panel and double glazed front entrance door, staircase rising to the first floor with decorative shaped open spindle balustrade, dado rail, coving, radiator. Internal doors to living room, family dining kitchen, office/playroom and ground floor WC.

GROUND FLOOR WC (2014)

Housing a modern white two piece suite with push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Decorative tiled splashbacks, uPVC double glazed window to the front (with fitted blind), radiator.

OFFICE/PLAYROOM/DINING ROOM

11'3" x 7'0" (3.44 x 2.15)

Two double glazed windows to the front (both with fitted blinds), radiator, coving, broadband point.

LOUNGE

18'11" x 11'3" (5.79 x 3.44)

Two double glazed windows to the front (both with fitted Roman blinds), two radiators, double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors, coving, wall light points, feature fire surround with marble insert and hearth housing a stone effect fire and media points.

OPEN PLAN FAMILY DINING KITCHEN

23'4" x 16'0" (7.12 x 4.90)

The kitchen area is equipped with a matching range of fitted base and wall storage cupboards with white granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan neck mixer tap. Integrated dishwasher which was re-fitted in 2020, in-built double oven, NEFF induction hob over and extractor canopy above, integrated fridge and freezer, tiled floor with underfloor heating, feature vertical radiator, double glazed window to the rear (with fitted blinds), spotlights. Door to utility room. Opening out to the dining area where there is a continuation of the tiled flooring (again with underfloor heating), two radiators, double glazed windows to the front and side (both with fitted blinds), additional Velux roof windows front and back, wall light points, double glazed French doors opening out to the rear garden (with matching fitted blinds). Breakfast bar area with space for two bar stools.

UTILITY ROOM

6'3" x 6'2" (1.92 x 1.88)

Matching to the kitchen fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Plumbing for washing machine and space for vented tumble dryer, tiled floor, radiator, uPVC panel and double glazed exit door to outside (with fitted blinds), coat pegs, wall mounted Ideal gas central heating boiler (which was re-fitted in October 2022).

GALLERIED FIRST FLOOR LANDING

Decorative shaped open spindle balustrade, double glazed window to the front, dado rail, airing cupboard housing hot water cylinder with shelving above. Doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space with pulldown loft ladders.

BEDROOM ONE

12'0" x 11'6" (3.68 x 3.53)

Double glazed window to the rear overlooking the rear garden, radiator, two double fitted wardrobes. Door to en-suite.

EN-SUITE

9'1" x 3'2" (2.79 x 0.97)

Three piece suite comprising walk-in shower cubicle with mains shower, wash hand basin with mixer tap, hidden cistern push flush WC. Tiling to the walls, double glazed window to the rear (with fitted blinds), wall mounted mirror fronted bathroom cabinet, chrome ladder towel radiator, spotlights.

BEDROOM TWO

11'6" x 8'8" (3.51 x 2.66)

Double glazed window to the rear overlooking the rear garden, radiator, fitted double wardrobe.

BEDROOM THREE

11'6" x 7'3" (3.51 x 2.23)

Double glazed window to the front, radiator.

BEDROOM FOUR

11'6" x 6'8" (3.51m x 2.03m)

Double glazed window to the front, radiator.

BATHROOM

8'6" x 6'4" (2.61 x 1.94)

Modern white three piece suite comprising "P" shaped bath with shaped glass shower screen and Mira electric shower, wash hand basin with mixer tap, push flush WC. Partially tiled walls, chrome heated ladder towel radiator, wall mounted mirror fronted bathroom cabinet, double glazed window to the rear (with fitted blind), spotlights.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking for several cars and vehicles which in turn leads to the detached garage via twin up and over doors. Stepped access to the front entrance door, decorative gravel stone chippings, an array of planted mature bushes and shrubbery, pedestrian access leading through to the rear.

TO THE REAR

The rear garden is enclosed partially with walls and timber/hedgerows to the boundary line offering a good size shaped lawn with planted flower borders housing a variety of specimen bushes, shrubs, trees and plants. Good sized paved patio area with dwarf brick boundary wall, decorative coping stones (ideal for entertaining). The garden then opens out to the side where there is pedestrian access leading back to the front and personal access door into the detached double garage. The garden also has external lighting point and water tap.

DETACHED DOUBLE GARAGE

18'2" x 16'4" (5.55 x 5.00)

Two twin up and over doors to the front, personal access door to the side, power and lighting points.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take the second left hand turn onto Pritchard Drive ("The Pippins"). The property can then be found just after the turning for Holden Gardens on the left hand side.

Ref: 8343NH





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			
		63	80
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	

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.