



Pritchard Drive  
Stapleford, Nottingham NG9 7GW

**£375,000 Freehold**

A THREE BEDROOM EXTENDED  
DETACHED FAMILY HOUSE.



We have great pleasure in offering for sale this extended three bedroom detached family house.

Situated in the prestigious "Pippins" development, originally built by Bryant Homes in the 1990's.

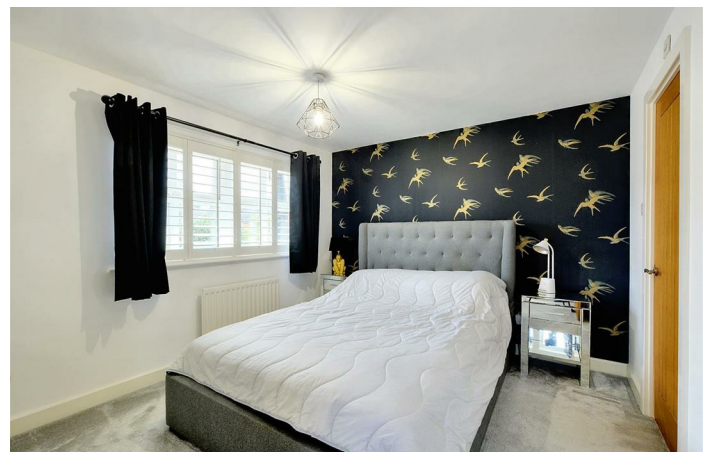
The current owners have re-modelled and extended this property to offer a superbly appointed home with a great amount of living space.

A particular feature of this property is the open plan dining kitchen with high quality units and granite worktops, and integrate appliances. This leads through to a generous family room with partial vaulted ceiling and bi-fold doors opening into the rear garden. The semi-open space is built for entertaining and socialising. The property retains a separate living room and has a cloakroom/WC and useful utility room. The garage has been professionally converted to provide for a storage area at the front and an additional utility room/boot room.

Further features of this property include an en-suite shower room to the principal bedroom and contemporary family shower room/WC. The property is centrally heated from a combination boiler and double glazed throughout.

A generous forecourt provides parking for three to four vehicles. The rear gardens have been attractively landscaped with ease of maintenance in mind with patio, decking and section to artificial lawn. Situated in this highly regarded residential suburb, great for families and commuters alike. Schools for all ages are within walking distance, including Fairfield and George Spencer Academies\*. The A52 is a short drive away giving direct access to Nottingham, Derby and Junction 25 of the M1 motorway, as well as the park and ride to the Nottingham tram. Stapleford has a good variety of shops and amenities and is also close to the larger nearby towns of Beeston and Long Eaton.

The vendors have the opportunity to buy a property with NO UPWARD CHAIN. We strongly recommend an early internal viewing to fully appreciate the accommodation on offer.



## AGENT'S NOTE

\* We recommend that any intending purchasers make their own enquiries as to the current admission policies of the schools mentioned.

## AGENT'S NOTE

The property benefits from two loft spaces, one from the first floor landing via a pulldown ladder which is boarded with a light. There is additional loft space above the utility room which has a light and is boarded. Security cameras are fitted to the property.

## ENTRANCE HALL

14'5" x 5'10" (4.4 x 1.8)

Composite double glazed front entrance door, stairs to the first floor with understairs store cupboard, radiator.

## CLOAKS/WC

Two piece suite comprising wash hand basin with vanity unit and low flush WC. Half-tiled walls, radiator, double glazed window with wood-slat blinds.

## LIVING ROOM

14'5" increasing to 16'8" into bay x 10'9" (4.4 increasing to 5.1 into bay x 3.28)

Radiator, deep walk-in square double glazed bay window to the front with feature wood-slat blinds.

## OPEN PLAN DINING KITCHEN

25'7" x 9'11" (7.82 x 3.04)

Incorporating a comprehensive range of fitted wall, base and drawer units with feature granite worktops and inset one and a half bowl stainless steel sink unit. Built-in appliances including a NEFF electric fan-assisted oven with matching combination oven and microwave, NEFF five ring gas hob with extractor hood over. Integrated fridge and dishwasher. Radiators, double glazed door to the side, double glazed window to the rear with feature wood-slat blinds. Open to sitting room and door to utility room.

## FAMILY ROOM

15'1" x 9'6" (4.62 x 2.92)

Feature cast iron log burner, feature radiator, partially vaulted ceiling with two double glazed roof windows. Double glazed window with wood-slat blinds and matching bi-fold doors with wood-slat blinds.

## UTILITY ROOM

5'2" x 7'3" (1.58 x 2.21)

Range of fitted wall and base cupboards with work surfacing, plumbing and space for washing machine, space for tumble dryer, heated towel rail, double glazed window with wood-slat blinds. Door to second utility room.

## SECOND UTILITY ROOM

5'11" x 7'7" (1.82 x 2.32)

A useful space with cupboard housing gas combination boiler (for

central heating and hot water), door to the side, radiator, door to storage (formerly the garage).

## STORAGE

5'2" x 7'11" (1.58 x 2.42)

Electric roller door, light and power.

## FIRST FLOOR LANDING

Double glazed window, linen storage cupboard, loft hatch.

## BEDROOM ONE

10'1" x 10'6" (3.09 x 3.22)

Wardrobes, radiator, double glazed window to the rear with wood-slat blinds, door to en-suite.

## EN-SUITE

Incorporating a modern and contemporary three piece suite comprising wash hand basin within a vanity unit with low flush WC having a concealed cistern within the vanity unit, shower enclosure with rain shower rose. Tiling to walls, heated towel rail, fitted medicine cabinet with mirror and light, double glazed window.

## BEDROOM TWO

9'10" x 8'10" increasing to 10'6" (3.01 x 2.7 increasing to 3.22)

Radiator, double glazed window to the front with wood-slat blinds.

## BEDROOM THREE

7'1" x 8'2" (2.17 x 2.49)

Currently used as a study with fitted furniture including wardrobes with rail and shelves, matching fitted desk with cupboards under and eye level cupboard with shelving. Radiator, double glazed window to the front with wood-slat blinds.

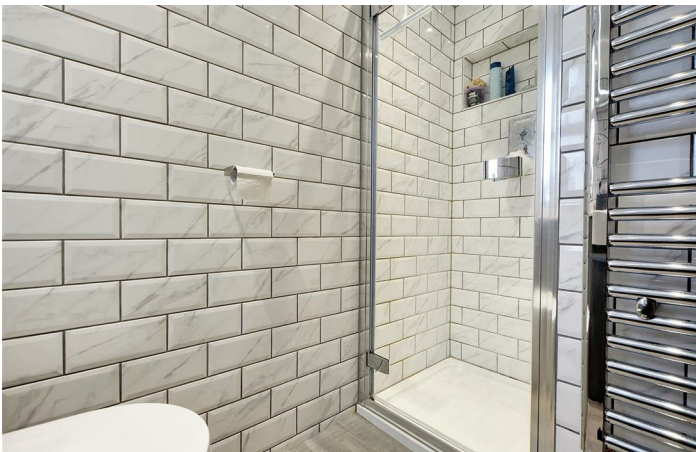
## FAMILY SHOWER ROOM

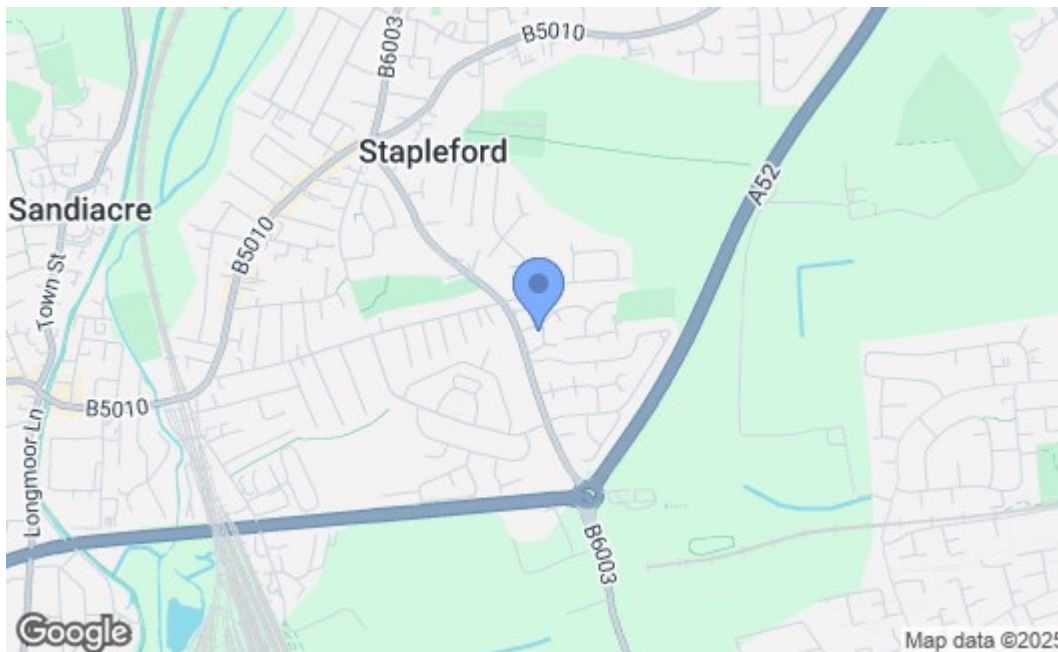
7'0" x 6'3" (2.14 x 1.91)

Incorporating a contemporary three piece suite comprising wash hand basin with vanity unit and low flush WC with concealed cistern to match vanity unit, walk-in shower enclosure, thermostatically controlled shower having shower rose. Fitted mirror with light, fully tiled walls, heated towel rail, double glazed window.

## OUTSIDE

The property is set back from the road with a wide forecourt frontage finished in attractive block paving and providing parking for three to four vehicles. There is gated pedestrian access at the side of the house leading into the rear garden. To the rear, the garden is enclosed and landscaped with ease of maintenance in mind. An attractive grey Indian stone-style patio area with outside tap and power. There is a low level fence and access to the remainder of the garden which has a section laid to artificial turf and decked area.





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			
		73	83
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.