

Gladwin Close  
Stapleford, Nottingham NG9 8BX

**£340,000 Freehold**

A 2019/2020 CONSTRUCTED FOUR  
BEDROOM DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS 2019/2020 JESSOP HOMES CONSTRUCTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION SAT AMONGST SIX OTHER SIMILAR DESIGN RESIDENTIAL DWELLINGS.

With accommodation over three floors, the ground floor comprises entrance hall, ground floor WC, dining kitchen to the front and living room to the rear. The first floor landing then provides access to three of the four bedrooms, as well as the family bathroom suite and a further staircase then rises to the top floor principal bedroom with its own en-suite facilities.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, garage with power and lighting, as well as an enclosed rear garden with a detached garden cabin, ideally suited as a home office with power, lighting and ethernet/wifi.

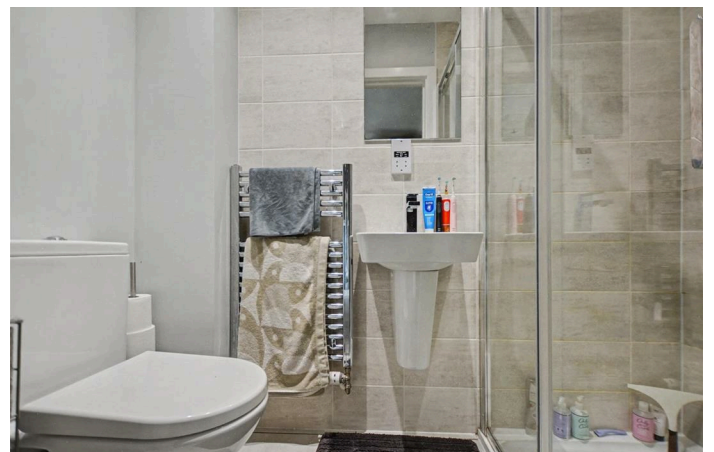
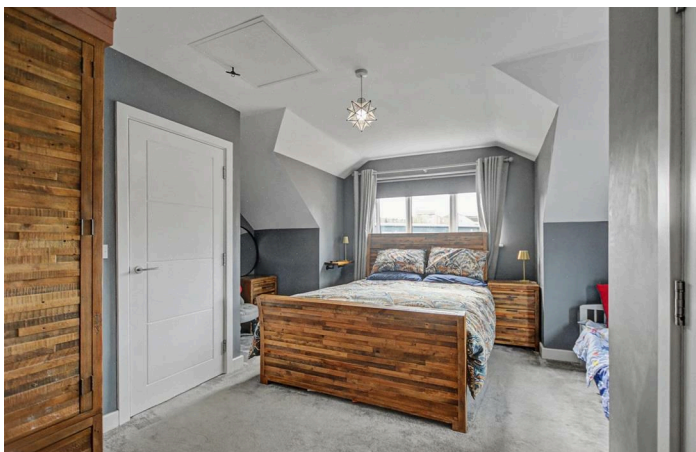
The property is located in this quiet residential cul de sac of similar detached homes built in 2019/2020 by Jessop Homes and is conveniently located close to the nearby town centre amenities, Aldi and good schooling for all ages.

There is also easy access to good transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For families, there is easy access to outdoor space such as Hickings Lane Recreation Ground, incorporating the new Stephen Gerard Football Foundation and padel courts, Bramcote Hills Park and Ilkeston Road Recreation Ground.

Still having the benefit of the remaining term of its new build warranty, the property offers peace of mind whilst being EPC rated B, for smooth and efficient running costs.

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



## ENTRANCE HALL

14'11" x 6'5" (4.57 x 1.98)

Composite and double glazed front entrance door with double glazed window, staircase rising to the first floor with decorative and contrasting wood spindle balustrade, useful understairs storage space, laminate flooring. Doors to the kitchen, living room and WC.

## WC

5'6" x 2'11" (1.69 x 0.91)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashback. Radiator, extractor fan, laminate flooring.

## DINING KITCHEN

14'10" x 9'0" (4.53 x 2.75)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style square edge work surfacing incorporating single sink and draining board with pull-out spray hose mixer tap. Fitted four ring gas hob with extractor over and oven beneath. Integrated fridge/freezer and dishwasher with separate plumbing space for washing machine. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Double glazed window to the front with fitted roller blind, ample space for dining table and chairs, radiator, laminate flooring.

## LIVING ROOM

15'11" x 12'8" (4.87 x 3.88)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors, media points, radiator.

## FIRST FLOOR LANDING

Double glazed window to the front with fitted Roman blinds, radiator, decorative wood spindle balustrade, staircase rising to the top floor, useful storage closet housing the internet and ethernet points. Doors to bedrooms two, three four and bathroom.

## BEDROOM TWO

11'9" x 11'8" (3.59 x 3.58)

Double glazed window to the rear, radiator.

## BEDROOM THREE

9'3" x 9'0" (2.82 x 2.75)

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

## BEDROOM FOUR

10'5" x 6'4" (3.18 x 1.94)

Double glazed window to the rear, radiator.

## BATHROOM

7'9" x 6'8" (2.38 x 2.05)

Modern white three piece suite comprising panel bath with glass screen, mixer tap and mains shower, wash hand basin with mixer

tap and storage cabinet beneath, hidden cistern push flush WC. Tiling to the walls and floor, extractor fan, chrome ladder towel radiator.

## SECOND FLOOR LANDING

Double glazed window to the side with fitted Roman blind, radiator. Door to principal bedroom.

## BEDROOM ONE

18'0" x 15'11" (5.50 x 4.86)

Double glazed window to the rear with fitted roller blind, alcove/recessed storage space, radiator. Door to en-suite.

## EN-SUITE

6'11" x 3'4" (2.11 x 1.04)

Modern white three piece suite comprising walk-in tiled shower cubicle with glass screen and sliding door with mains shower, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, chrome ladder towel radiator, shaver point, wall mounted bathroom mirror.

## OUTSIDE

To the front of the property, there is a tarmac driveway providing off-street parking for two/three vehicles which in turn leads to the garage. A pathway leads to the front entrance door and planted garden frontage housing a variety of bushes and shrubbery. External lighting point and pedestrian access leading down the right hand side of the property into the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line offering a paved patio seating area leading onto a garden lawn incorporating decorative brick wall with raised fencing, as well as a patio area and pathway leading to the foot of the plot where the detached garden cabin can be found. External water tap, lighting point and double power socket. Pedestrian gated access then leads back round the front of the property.

## GARDEN CABIN

11'5" x 7'7" (3.48 x 2.32)

Double glazed uPVC entrance doors with inset fitted blinds, as well as a double glazed window to the front, also with fitted blinds. Laminate-style flooring, panelling to the walls, electric app based heated radiator, power, lighting and ethernet/wifi.

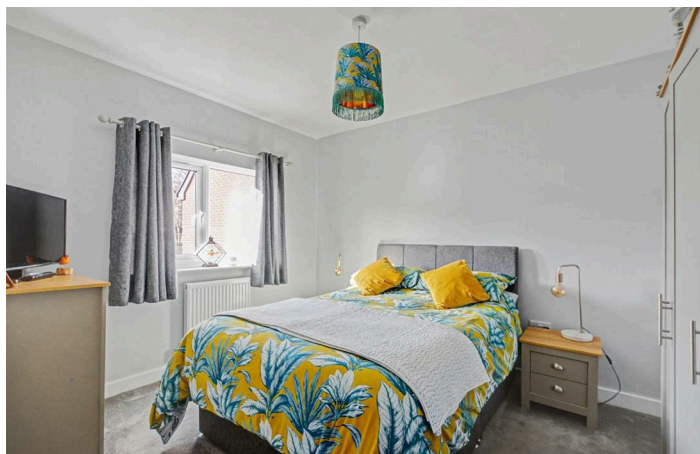
## GARAGE

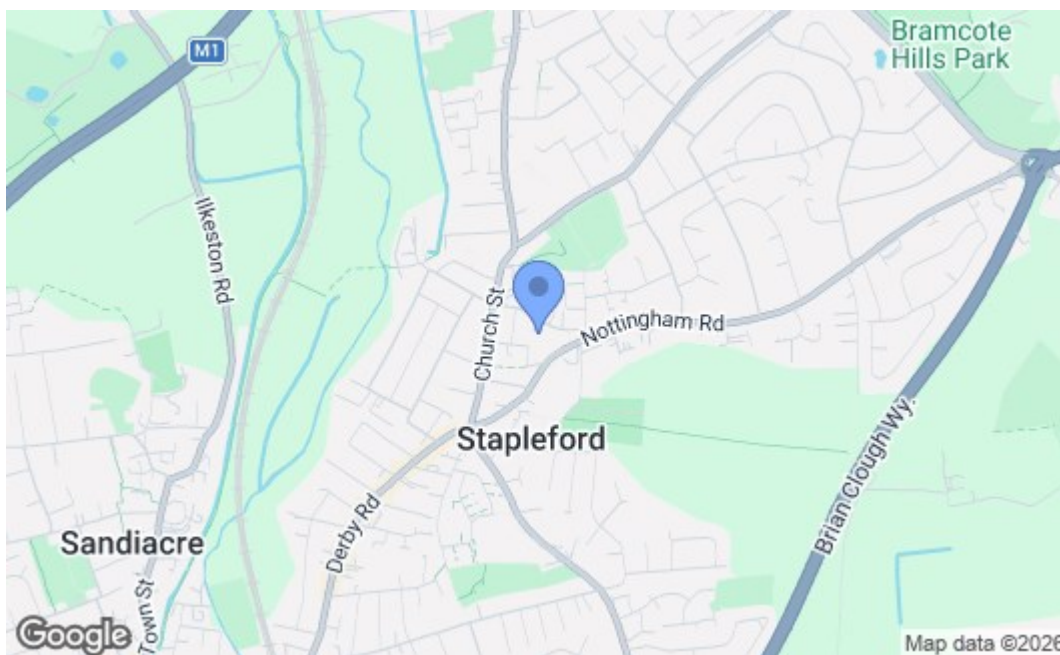
16'4" x 8'3" (5.00 x 2.54)

Up and over door to the front, personal access door to the rear, power and lighting points.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the traffic lights and turn left onto Church Street. Take a right hand turn onto Pinfold Lane and take a right turn into the cul de sac of Gladwin Close. The property can be found at the head of the cul de sac, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.