



Tilford Gardens  
Stapleford, Nottingham NG9 7FJ

**£475,000 Freehold**

A BRYANT HOMES "RICHMOND" DOUBLE  
FRONTED FOUR BEDROOM DETACHED  
FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN APPROXIMATELY 25 YEARS THIS BRYANT HOMES CONSTRUCTED "RICHMOND" DOUBLE FRONTED, FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS SOUGHT-AFTER RESIDENTIAL CATCHMENT LOCATION.

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

The property also benefits from gas fired central heating from a combination boiler (fitted approx 4.5 years ago), double glazing, off-street parking, detached double garage, and generous enclosed private garden to the rear.

The property is located within this highly sought-after residential location, known locally as "The Pippins" which offers easy reach to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to fantastic transport networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space such as the Judson play park and adjacent field, Queen Elizabeth park and Archers field.

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



## ENTRANCE HALLWAY

Composite and double glazed front entrance door, wall mounted alarm control panel, staircase rising to the first floor with feature glass balustrade, useful downstairs storage cupboard, radiator, coving. Doors to living room, kitchen and ground floor WC. Wall mounted electrical consumer box.

## GROUND FLOOR WC

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinet beneath, decorative contrasting wall tiles, double glazed window to the front (with fitted blinds), ladder style towel radiator.

## DINING FAMILY KITCHEN

19'0" x 11'3" (5.80 x 3.44)

Originally a smaller kitchen and dining room converted into one large space by the current owners incorporating a fitted kitchen comprising a matching range of handleless soft closing base and wall storage cabinets and drawers with solid granite work surfacing, matching breakfast bar with inset induction hob with extractor fan over, in-built eye level Bosch double oven, space for American-style fridge/freezer, integrated dishwasher, inset one and a half bowl sink unit with central mixer tap, matching granite windowsills, dual aspect double glazed windows to both the front and the rear (all with fitted blinds), radiator, laminate flooring, coving, spotlights, drop down pendant lighting, under-cabinet lighting, wall mounted Worcester Bosch central heating thermostat. Doors back to the hallway and utility room.

## UTILITY ROOM

6'10" x 6'1" (2.10 x 1.86)

Matching the kitchen fitted soft closing full height storage cupboards incorporating the gas fired combination boiler (for central heating and hot water purposes), plumbing for washing machine and tumble dryer, uPVC panel and double glazed exit door to outside (with fitted blinds), radiator, laminate flooring.

## LOUNGE

19'6" x 11'3" (5.96 x 3.45)

Two double glazed windows to the front (both with fitted blinds), two radiators, wall light points, wooden flooring, media points, feature stone fire surround and hearth incorporating a coal effect gas fire. Double doors with matching windows to either side of the door to the conservatory.

## CONSERVATORY

10'6" x 10'3" (3.22 x 3.14)

Brick and double glazed construction with pitched roof incorporating ceiling fan, exposed decorative brickwork, wooden flooring, double glazed French doors opening out to the rear garden, a range of fitted blinds.

## FIRST FLOOR LANDING

Continuation of the decorative glass balustrade with wooden surround and double glazed window to the front (with fitted blinds). Doors to all bedrooms and bathroom. Loft access point with pulldown ladders to a boarded, lit and insulated loft space.

## BEDROOM ONE

12'0" x 9'6" (3.66 x 2.90)

Fully fitted to one wall sliding door central mirror fronted wardrobes with shelving and hanging space, double glazed window to the rear (with fitted blinds), radiator, spotlights, laminate flooring. Door to en-suite.

## EN-SUITE

8'6" x 3'2" (2.61 x 0.98)

Three piece suite comprising shower cubicle with electric shower, wash hand

basin with waterfall style mixer tap and storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls and floor, double glazed window to the rear (with fitted blinds), chrome heated ladder towel radiator, spotlights, Xpelair extractor fan.

## BEDROOM TWO

11'7" x 7'3" (3.54 x 2.21)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM THREE

11'7" x 7'3" (3.54 x 2.21)

Double glazed window to the rear (with fitted blinds), radiator, picture rail, double wardrobe.

## BEDROOM FOUR

11'8" x 6'9" (3.57 x 2.07)

Double glazed window to the front (with fitted blinds), radiator.

## FAMILY BATHROOM

8'3" x 6'4" (2.54 x 1.94)

Modern four piece suite comprising freestanding bathtub with handheld shower attachment, mixer tap, separate shower cubicle with glass shower screen and dual attachment mains showers with inset shelving, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls and floor, ladder-style towel radiator, wall mounted LED bathroom mirror, Xpelair extractor fan, spotlights on a walk-in sensor, double glazed window to the rear (with fitted blinds).

## OUTSIDE

To the front of the property there is a tarmac driveway with block paving to the edges providing off-street parking (comfortably two cars) which provides access to the detached double garage via twin up and over doors, pathway providing access to the front entrance door and side pedestrian gate and decorative gravel borders housing a wide variety of specimen bushes, shrubs and plants. To the front there an external lighting point.

## DETACHED DOUBLE GARAGE

Twin up and over doors to the front, pitched tiled roof, personal access door to the side, power, lighting, alarm point.

## TO THE REAR

Enclosed by timber fencing to the boundary lines and offers an initial paved patio area (ideal for entertaining) accessed directly from the conservatory and kitchen doors. This then leads onto a shaped lawn garden with planted borders housing a variety of bushes and shrubbery leading onto a rear decked area making the most of the moving afternoon sun, also ideal for further entertaining. Pedestrian gated access back to the front, access to the garage via a pedestrian door, external water tap, lighting point, power sockets. Useful timber storage shed.

## DIRECTIONAL NOTE

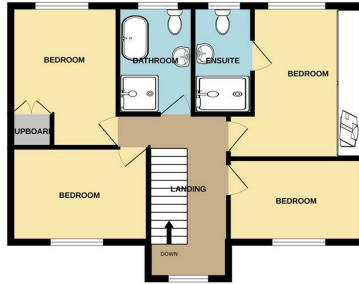
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up and over the brow of the hill (passing the entrance to Fairfield School) and take a left hand turn onto Pritchard Drive. Proceed down the hill and veer right onto Judson Avenue and then turn left onto Tilford Gardens. The property can then be found on the right hand side, identified by our For Sale board. Ref: 8269NH



GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.

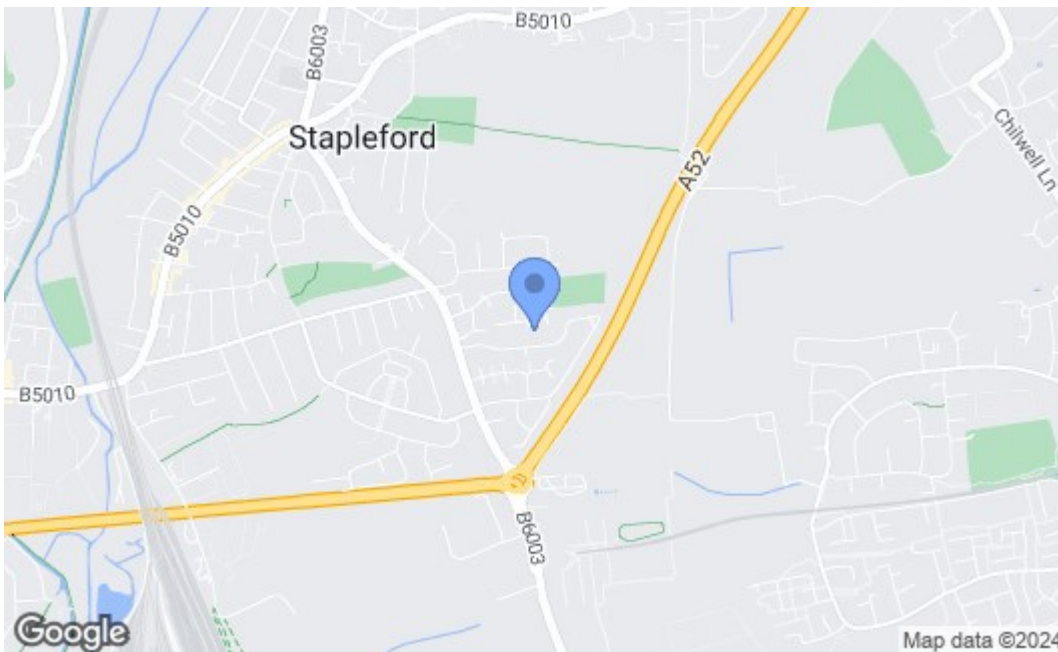


1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 by any prospective purchaser. 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			85
(81-91) B		72	
(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>		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.