



Guy Close  
The Pippins, Stapleford NG9 7GZ

**£395,000 Freehold**

AN EXTENDED FIVE BEDROOM  
DETACHED FAMILY HOME





#### AN EXTENDED FIVE BEDROOM DETACHED FAMILY HOME.

Situated on a corner plot in this popular and established residential development known as 'The Pippins.' This fantastic location is great for families and commuters alike as highly regarded schools for all ages, including Fairfield Primary Academy and George Spencer Academy are both within walking distance. The A52 for Nottingham, Derby and junction 25 of the M1 Motorway is a short drive away, as is the Park and Ride for the Nottingham Express Tram.

The property itself has been extremely well presented and maintained and comes to the market in ready to move into condition, with features including replacement UPVC double glazed windows, gas fired central heating served from a modern boiler with pressurised hot water system and burglar alarm system. The dining kitchen has a high quality contemporary feel with built-in appliances.

The accommodation comprises hallway and cloakroom/w.c. and lounge, whilst the family room and dining kitchen are located to the rear. To the first floor the landing provides access to five bedrooms, the principal with high quality fitted bedroom furniture and en suite shower room. The family bathroom has also been recently updated.

The property is situated on a corner plot with ample off-street parking, integral single garage and good size landscaped rear gardens.

Due to the current shortage of such properties for sale, we strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

14'4" x 6'2" (4.38 x 1.89)

Stairs to the first floor with understairs storage cupboard, Amtico flooring, burglar alarm control panel, double panel radiator, doors to lounge, kitchen and cloaks/w.c.

## CLOAKS/W.C.

5'6" x 2'2" (1.7 x 0.68)

Two piece suite comprising wash hand basin and low flush w.c. Amtico flooring, radiator and double glazed window.

## LOUNGE

14'6" increasing to 17'0" into bay x 10'9" (4.42 increasing to 5.19 into bay x 3.29)

Contemporary pebble style electric flame effect fire with feature surround, t.v. and telephone point, radiator, double glazed square bay window to the front and door to family room.

## FAMILY ROOM

18'1" x 15'5" reducing to 12'7" (5.52 x 4.72 reducing to 3.84)

Deep useful storage cupboard with shelving, t.v. point, two radiators, double glazed window to the rear, double glazed French doors to rear garden and connecting door to kitchen.

## DINING KITCHEN

15'5" x 9'11" (4.72 x 3.03)

Range of comprehensive fitted handle-free wall, base and drawer units with contemporary 'Silestone' low profile worktops and matching splashbacks. Inset double stainless steel sink unit. Built-in Siemens induction hob with Neff extractor hood over. Integrated Neff electric fan oven and Neff combination microwave. Integrated washing machine and dishwasher, cupboard housing Vaillant gas boiler for pressurised hot water and gas fired central heating. Flat panel radiator, t.v. point, double glazed windows to rear and double glazed door to rear garden.

## FIRST FLOOR LANDING

Spindle balustrade, loft hatch and ladder to partially boarded loft, built-in airing cupboard, door to bedrooms and family bathroom.

## BEDROOM 1

10'3" x 10'5" (3.13 x 3.2)

Fitted wardrobes from Hammonds, radiator, double glazed window to the rear and door to en suite.

## EN SUITE

4'4" x 7'2" (1.33 x 2.2)

Modern contemporary three piece suite comprising Villeroy & Boch wash hand basin with vanity unit, floating low flush w.c. with concealed cistern and shower cubicle with twin rose drench shower system. Fully tiled, heated towel rail and double glazed window.

## BEDROOM 2

10'5" x 9'10" (3.2 x 3.01)

Built-in wardrobe, radiator and double glazed window to the front.

## BEDROOM 3

11'6" x 7'4" (3.53 x 2.26)

Door providing access to eaves storage space, radiator and double glazed dormer window to the front.

## BEDROOM 4

8'3" x 7'5" (2.54 x 2.27)

Built-in wardrobe, radiator and double glazed window to the rear.

## BEDROOM 5/STUDY

7'1" x 7'8" reducing to 6'1" (2.17 x 2.36 reducing to 1.87)

Currently used as a study. Radiator and double glazed window to the front.

## FAMILY BATHROOM

7'1" x 6'3" (2.18 x 1.93)

Incorporating a contemporary modern white three piece suite comprising floating wash hand basin with vanity unit, floating low flush w.c. with concealed cistern, panel bath, mixer shower attachment and thermostatically controlled twin shower rose with drench system shower over. Shower screen, fully tiled walls, heated towel rail and useful built-in full length medicine/toiletry cabinet. Double glazed window to the rear.

## OUTSIDE

Situated on a corner plot with attractively landscaped front garden, incorporating gravel beds for ease of maintenance, with inset evergreen shrubs, cobble effect block paved driveway and forecourt providing parking for two vehicles leading to the integral single garage with up and over door, light and power and courtesy door to the side. The rear garden is enclosed, walled and fenced in, laid mainly to lawn with attractive patio area and various flower and shrub beds.

## INTEGRAL SINGLE GARAGE

With up and over door, light and power and courtesy door to the side.

## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn right onto Toton Lane. At the brow of the hill turn third left onto Pritchard Drive, entering into The Pippins development. Guy Close is the second turning on the right hand side and the property is located on the left hand corner.

Ref: 6942ps







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 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		
(69-80) C	70	
(55-68) D		
(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 <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		
England & Wales EU Directive 2002/91/EC		

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