



Moorbridge Lane
Stapleford, Nottingham NG9 8GT

£199,950 Freehold

INCREDIBLY DECEPTIVE, THREE BEDROOM
TERRACED HOUSE HAVING UNDERGONE
A SIGNIFICANT PROGRAMME OF
MODERNISATION AND IMPROVEMENT IN
2021



HAVING UNDERGONE A SIGNIFICANT PROGRAMME OF MODERNISATION AND IMPROVEMENT, IN 2021, THIS INCREDIBLY DECEPTIVE THREE BEDROOM TERRACED HOUSE COMES TO THE MARKET IS READY FOR IMMEDIATE OCCUPATION.

In 2021 the property was rewired, re-plumbed and taken back to brick internally and then replastered to provide for a contemporary internal space with gas fired central heating served from a combination boiler.

Lounge, open plan dining kitchen with a high quality fitted range of units and built-in appliances. There is a useful cloakroom/w.c. To the first floor the landing provides access to a most impressive luxurious four piece bathroom suite with slipper bath, pillar taps and wet room style shower area.

There are two double bedrooms to the first floor, with a professionally converted attic bedroom to the second, with dormer window offering far reaching views over the surrounding area. This bedroom would also make a fantastic home office or chill-out space.

Externally the house has been clad in contemporary coloured monocouche render to the front and rear with UPVC double glazing installed in 2021. The rear garden is landscaped with contemporary paving and backs onto open fields.

The property boasts views over open fields to both the rear and across the road at the front and there is also communal off-street residents parking.

We strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE PORCH

UPVC double glazed window and front entrance door with door leading to lounge.

LOUNGE

11'10" x 11'8" (3.62 x 3.58)

Radiator and double glazed window to the front and door to dining kitchen.

DINING KITCHEN

DINING AREA

12'4" x 11'5" (3.77 x 3.5)

Understairs storage cupboard, door to staircase, feature flat panel radiator, double glazed window and door to the rear garden and open to kitchen.

KITCHEN

12'4" x 6'1" (3.77 x 1.87)

Incorporating a newly fitted range of wall, base and drawer units with wood block effect square edge work surfacing and inset composite single bowl sink unit with single drainer. Built-in electric oven, hob and extractor. Integrated fridge, freezer, washing machine and dishwasher. Double glazed window and door to cloakroom/w.c.

CLOAKROOM/W.C.

Incorporating a two piece suite comprising wash hand basin with vanity unit and low flush w.c. Cupboard housing Baxi combination boiler (for central heating and hot water,) heated towel rail and double glazed window.

FIRST FLOOR LANDING

Door and staircase to second floor, doors to bedrooms and bathroom.

BEDROOM 1

12'0" x 11'8" (3.67 x 3.56)

Radiator and double glazed window to the front.

BEDROOM 2

9'0" x 8'7" (2.76 x 2.62)

Radiator and double glazed window to the rear.

BATHROOM

15'10" x 6'2" (4.84 x 1.9)

Incorporating a luxurious four piece suite comprising floating wash hand basin with vanity unit, low flush w.c. and slipper style free-standing bath with waterfall pillar mixer taps and hand-held shower rose. Shower area with screen and thermostatic controlled twin rose 'drench' shower system. Partially tiled walls, tiled floor, heated towel rail and double glazed window.

ATTIC BEDROOM

18'2" x 11'5" (overall) (5.55 x 3.49 (overall))

Radiator, double glazed dormer window with aspect to the rear.

OUTSIDE

Small walled in front garden and enclosed fenced and walled in rear garden, newly landscaped with feature paving and inset lawn. There is communal residents parking to the far side of the street.

DIRECTIONAL NOTE

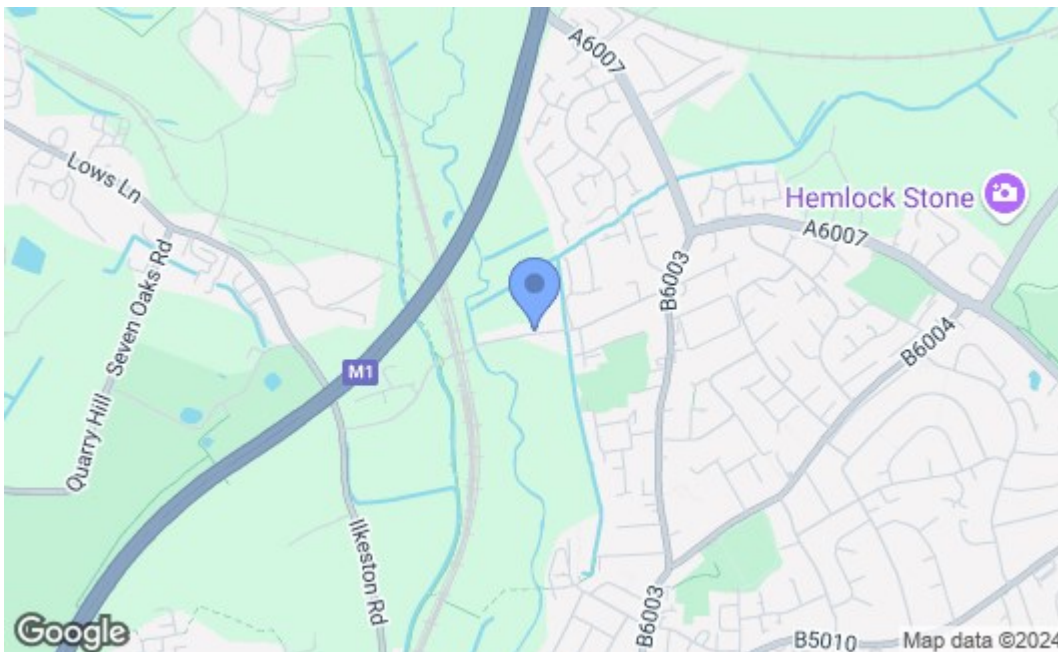
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road and follow the road along, looking for and turning left onto Moorbridge Lane, signed posted Sandiacre and Stanton by Dale. Continue along the road where the property can be found on the right hand side, although we advise parking on the left hand side in an available space.

Ref: 8653PS





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. Made with Measure ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.