



Pasture Road  
Stapleford, Nottingham NG9 8GG

**£220,000 Freehold**

A SPACIOUS VICTORIAN FOUR BEDROOM  
BAY FRONTED SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





NO UPWARD CHAIN!

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS BAY FRONTED VICTORIAN FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR & ESTABLISHED LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room, kitchen room with utility space. The first floor landing then provides access to four bedrooms and bathroom.

The property also benefits from gas fired central heating from combi boiler, double glazing and a generous gated driveway to the rear of the property accessed from Northwood Street.

The property is located within close proximity of the shops and services in Stapleford town centre. There is also easy access to an array of nearby convenience stores adjacent to the property, as well as open space such as Hickings Lane Recreation Park, Ilkeston Road and Bramcote Hills Park.

There is also easy access to great transport links such as the i4 bus service, the A52 for Nottingham and Derby and Junction 25 of the M1 motorway.

We believe the property would make an ideal family home due to the overall space both inside and outside. We highly recommend an internal viewing.



## ENTRANCE HALL

14'0" x 3'5" (4.27 x 1.05)

Minton tiled flooring, staircase rising to the first floor, radiator, coving, uPVC panel and double glazed entrance door to the front.

## LOUNGE

15'5" x 12'5" (4.70 x 3.80)

Double glazed bay window to the front (with three individually fitted blinds), radiator, laminate flooring, decorative coving, feature Adam-style fire surround with insert and hearth housing coal effect fire, media points.

## DINING ROOM

13'0" x 12'4" (3.98 x 3.78)

Laminate flooring, radiator, double glazed window to the rear, brick and tiled fireplace within central chimney breast and built-in double storage cupboard.

## KITCHEN

11'0" x 10'0" (3.36 x 3.07)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, Chefmaster range cooker with extractor canopy over, wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the side, tiled floor, radiator, uPVC panel and double glazed exit door to the garden and useful understairs storage space with shelving and pegs.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, radiator, original fitted storage cupboard, loft access point. Doors to all bedrooms and bathroom.

## BEDROOM ONE

13'1" x 9'6" (4.00 x 2.91)

Double glazed window to the rear, radiator.

## BEDROOM TWO

12'11" x 9'2" (3.95 x 2.80)

Double glazed window to the front, radiator.

## BEDROOM THREE

12'10" x 6'9" (3.92 x 2.08)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, fitted desk/bench.

## BEDROOM FOUR

10'0" x 5'2" (3.07 x 1.58)

Double glazed window to the rear, radiator.

## BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

Three piece suite comprising panel bath with mixer tap and electric

shower with glass shower screen, push flush WC, wash hand basin with mixer tap. Fully tiled walls, double glazed window to the side and ladder towel radiator.

## OUTSIDE

To the front of the property there is a gated entrance and pathway leading to the front entrance door with dwarf brick boundary wall with decorative coping stones. The pathway continues down the left hand side of the property through another pedestrian gate leading into the rear garden. The rear garden is of a good proportion designed for straightforward maintenance being block paved and having decorative plum slate chippings with an initial good size paved patio area with a useful external brick store and outside WC. There is a further block paved seating area and matching block paved shaped pathway leading to the foot of the plot where there is a gated driveway accessed from Northwood Street providing off-street parking. Within the garden there is a useful storage space, outside water tap and pedestrian gated access onto Northwood Street.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left onto Pasture Road and the property can be found on the left hand side, identified by our For Sale board on the corner of both Northwood Street and Pasture Road.

## COUNCIL TAX

Council Tax Band : A - Broxtowe Borough Council

## Additional information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

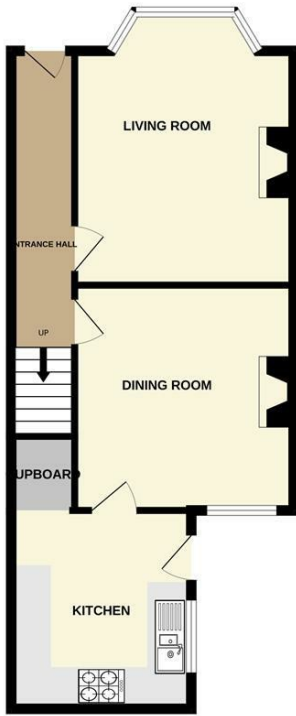
Any Legal Restrictions – No

Other Material Issues – No





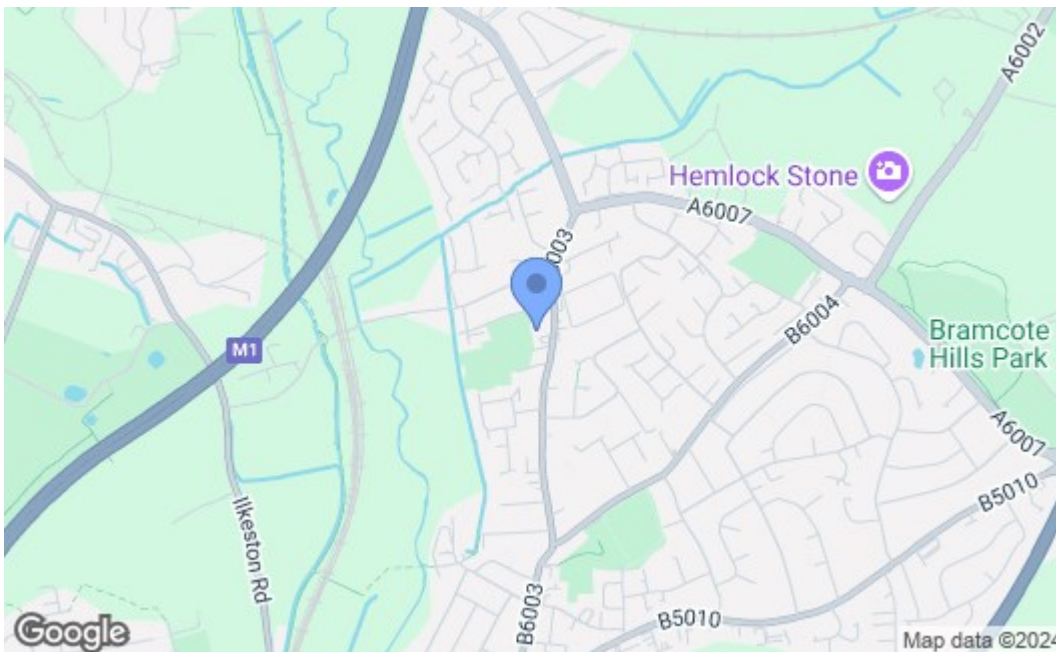
GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.  
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 guidance 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			
(55-68) D		65	
(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	
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	

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