



Pasture Road,  
Stapleford, Nottingham  
NG9 8GQ

**£490,000 Freehold**



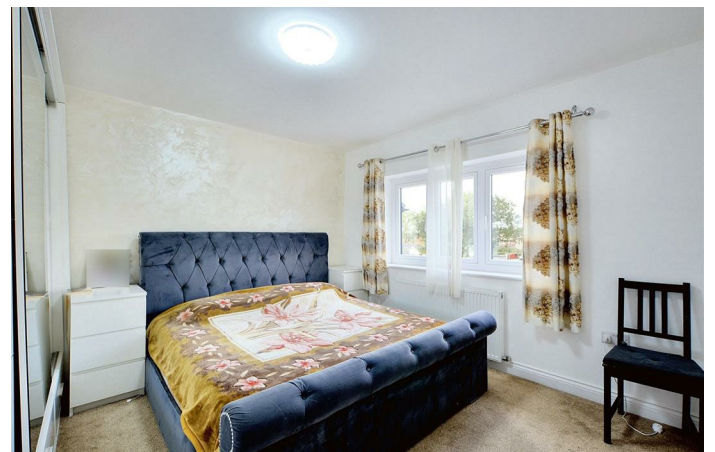
A beautifully presented and well-proportioned four-bedroom detached house with an integral garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises: entrance hall, lounge, open plan kitchen living diner, utility room, and guest cloakroom to the ground floor, and to the first floor you will find a primary bedroom with en-suite, a further three good sized double bedrooms, and a family bathroom.

To the front of the property you will find gated access to the large press crete driveway and side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, fence boundaries and a garage and the end of the garden.

Having been fully modernised and refurbished by the current vendors, including a double storey side extension, single storey rear extension, internal and external wall insulation throughout, new central heating with underfloor heating throughout the entirety of the ground floor, and a full re-wire, this beautiful contemporary property truly must be viewed in order to be fully appreciated.



### Entrance Hall

A composite front door with flanking windows, stairs to the first floor, useful under stairs storage space, tiled flooring, spotlights to ceiling and doors to the guest cloakroom, kitchen living diner and lounge.

### Lounge

15'4" x 10'10" (4.68m x 3.32m )

Tiled flooring, UPVC double glazed window to the front and spotlights to ceiling.

### Guest Cloakroom

Fitted with a low level WC, wash hand basin inset to vanity unit, tiled walls and flooring, and extractor fan.

### Kitchen Living Diner

27'1" x 25'1" (8.26m x 7.67m )

With tiled flooring throughout, spotlights to ceiling, two sky lights with electric blinds, a range of modern wall, base and drawer units, work surfaces, sink with drainer unit and mixer tap, integrated electric double oven, microwave induction hob, space for a fridge freezer, integrated dishwasher, feature kitchen island with breakfast bar, UPVC double glazed window and bi-fold doors to the rear patio, and door to the utility.

### Utility

6'8" x 6'5" (2.05m x 1.96m )

With tiled flooring, plumbing for a washing machine and tumble dryer, door to the integral garage.

### Garage

15'1" x 7'0" (4.6m x 2.15m )

Electric roll up garage door to the front, 'Vaillant condensing boiler, immersion heater, light and power.

### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and four bedrooms.

### Bedroom One

11'3" x 11'3" (3.45m x 3.45m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising: shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, heated towel rail, extractor fan and UPVC double glazed window to the rear.

### Bedroom Two

12'2" x 10'8" (3.71m x 3.26m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Three

11'6" x 6'7" (3.52m x 2.03m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Four

10'9" x 8'0" (3.29m x 2.44m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

7'8" x 7'0" (2.34m x 2.14m )

Incorporating a three piece suite comprising: a corner bath with rainfall effect shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, spotlights to ceiling, extractor fan, heated towel rail and UPVC double glazed window to the front.

### Outside

To the front of the property you will find gated access to the large press crete driveway and side access leading to the private and enclosed rear garden which includes a patio overlooking the lawn beyond, fence boundaries and a garage and the end of the garden.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

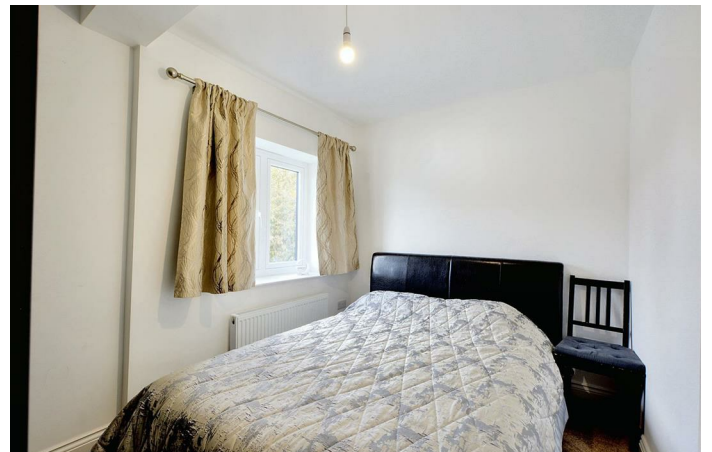
Planning Permissions/Building Regulations:

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

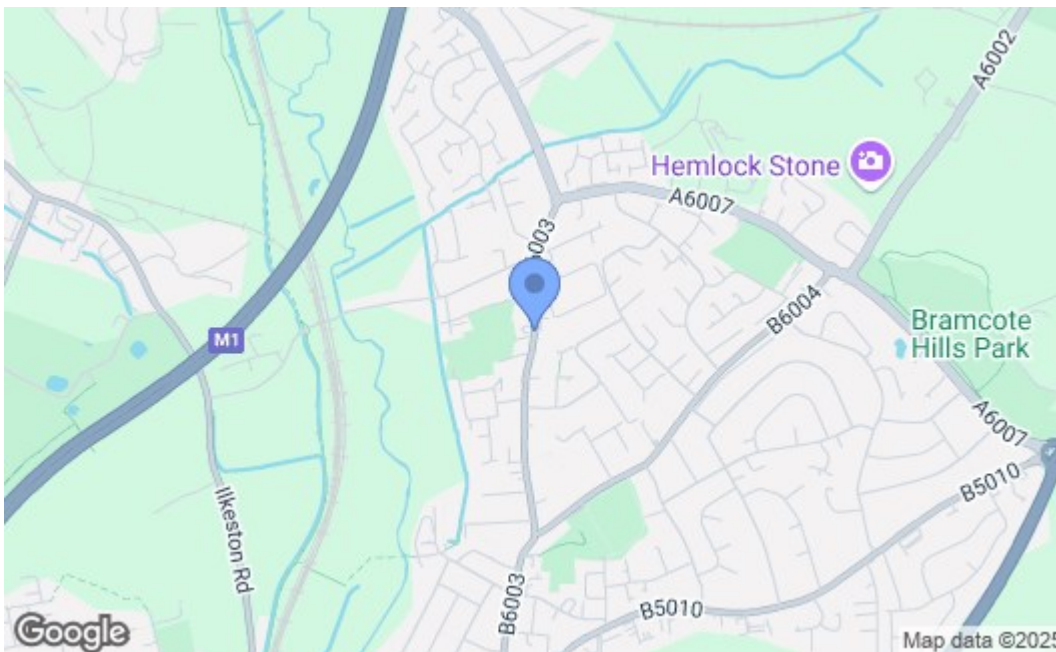
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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