



Pasture Road  
, Stapleford NG9 8GQ

**£395,000 Freehold**

AN EXTREMELY WELL PRESENTED  
RENOVATED & RE-MODELLED BAY  
FRONTED THREE BEDROOM DETACHED  
HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, RENOVATED & RE-MODELLED BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION ON THE EDGE OF STAPLEFORD BORDERING TROWELL.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, utility room, bay fronted living room and full width open plan family dining kitchen. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, ample off-street parking, gated access to the rear where further secure parking can be found, in turn, leading to a fantastic 9m long, two storey detached garage/workshop which could be used for many different purposes (subject to the relevant permissions and approvals and potentially business classification).

The property is located on the edge of Stapleford, bordering Trowell, within easy reach of excellent nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the Ilkeston train station. There is also easy access to excellent nearby schooling for all ages, as well as the shops, services and amenities in Stapleford town centre.

We truly believe that the property would suit those looking for home office space or large garaging with the ability to park several vehicles. The property also benefits from fantastic views over the park land to the rear. We highly recommend an internal viewing.



## ENTRANCE HALL

13'1" x 7'6" (4.00 x 2.29)

uPVC panel and double glazed front entrance door, radiator, laminate flooring, opening through to the utility room. Doors to the living room and further opening towards the rear family dining kitchen. Staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard.

## WC

4'0" x 3'8" (1.22 x 1.14)

Two piece suite comprising low flush WC and corner wash hand basin with tiled splashbacks. Spotlights and tile effect flooring.

## UTILITY ROOM

11'7" x 5'2" (3.54 x 1.58)

Double glazed window to the front, radiator, worktop space with plumbing for washing machine and space for under-counter tumble dryer, boiler closet housing the gas fired combination boiler (for central heating and hot water purposes), laminate flooring.

## LIVING ROOM

14'2" x 12'0" (4.32 x 3.68)

Double glazed bay window to the front, radiator, coving, wall light points, central chimney breast incorporating bioethanol fire.

## FULL WIDTH FAMILY DINING KITCHEN

26'2" x 11'10" (8.00 x 3.63)

The kitchen comprises a matching range of handleless fitted stone effect worktop cupboards and drawers which incorporate in-built full height fridge and separate freezer, waist level combination oven and microwave, AEG induction hob with in-built extractor unit, inset single sink unit with central swan-neck mixer tap incorporating instant hot water tap. Further integrated dishwasher, quartz worktop incorporating an overhanging breakfast bar with further storage space beneath, laminate flooring, full width bi-folding doors opening out to the rear garden, ample space for dining table and chairs, feature vertical radiator, wall light points.

## FIRST FLOOR LANDING

Double glazed window to the side, coving, wall light point, loft access point to an insulated loft space, decorative wood spindle balustrade. Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'7" x 12'1" (3.85 x 3.69)

Double glazed window to the rear overlooking the playing fields, radiator, exposed and varnished floorboards.

## BEDROOM TWO

12'6" x 12'0" (3.82 x 3.66)

Double glazed window to the front, radiator, coving, exposed and varnished floorboards.

## BEDROOM THREE

8'6" x 7'5" (2.60 x 2.27)

Double glazed window to the front, radiator, coving, exposed and varnished floorboards, built-in bed unit over the top of a stair baulk.

## BATHROOM

8'6" x 7'4" (2.60 x 2.24)

Luxury four piece suite comprising bath with central mixer tap, wash hand basin with mixer tap with storage drawers beneath, push flush WC, separate tiled and enclosed shower cubicle with dual attachment mains shower, decorative tiled splashbacks. Double glazed window to the rear, wall light, extractor fan, radiator.

## OUTSIDE

To the front of the property there is a dual entrance point to an in and out block paved driveway providing off-street parking for several vehicles with pedestrian and double gated access then leading through to the rear garden. There is also a planted flowerbed housing a variety of bushes and shrubbery.

## TO THE REAR

To the rear of the property, accessed via double gates down the side, there is a continuation of the block paved driveway providing further secure off-street parking for several vehicles. The garden itself is split into various sections with an initial raised broken slate patio area (ideal for entertaining) and a raised flowerbed. Access then leads down to a lower patio and further decorative stone chippings with more flowerbeds (potential for vegetable patch). The pebble pathway then continues providing access to the garage/workshop. At the foot of the plot there is a timber and glass greenhouse, as well as a timber summerhouse. Hidden away to the rear of the garage/workshop there is a further potting shed. Within the garden there is external lighting points and a water tap.

## TWO STOREY DETACHED GARAGE/WORKSHOP -

### GROUND FLOOR

29'11" x 18'4" (9.13 x 5.59)

Roller door to the front, power and lighting points, three double glazed windows to the side, worktop space with fitted Belfast sink and central mixer tap with storage cabinets beneath, uPVC panel and double glazed side entrance door and turning staircase rising to the first floor.

## TWO STOREY DETACHED GARAGE/WORKSHOP - FIRST

### FLOOR

30'6" x 8'11" (9.32 x 2.73)

Power, lighting and double glazed window to the front.

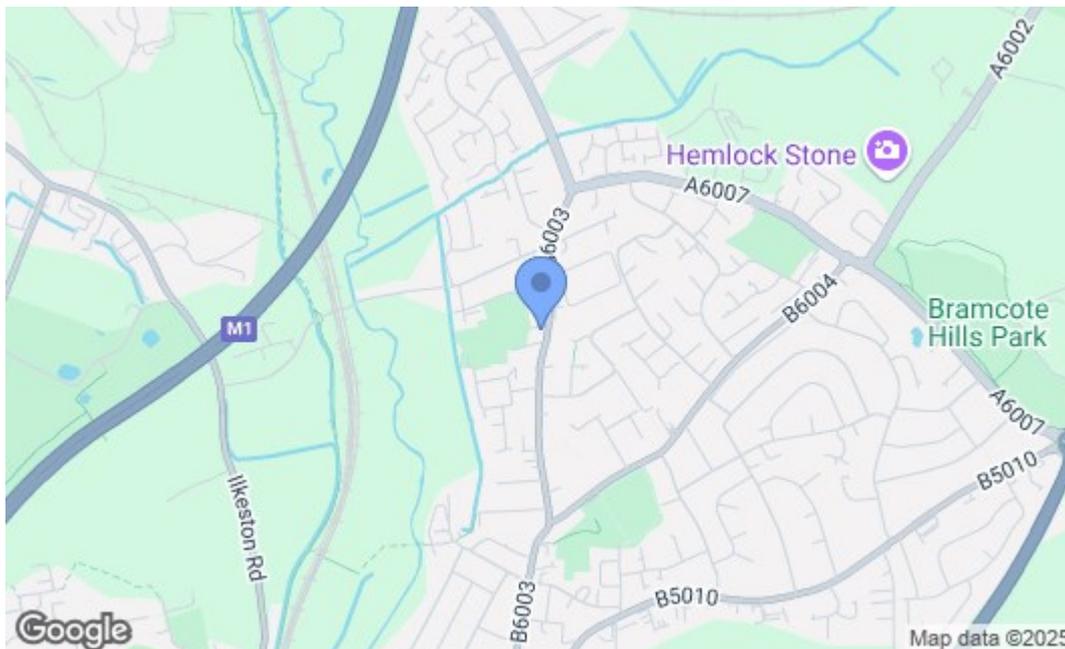
## DIRECTIONAL NOTE

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, veer left onto Pasture Road and continue in the direction of Trowell. The property can then be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

The detached two storey garage/workshop could be used for a home business opportunity or other purposes (subject to the relevant permissions and approvals through the local council).





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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>			
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.