



Pasture Road
Stapleford, Nottingham NG9 8GQ

AN EXTENDED THREE BEDROOM
DETACHED HOUSE.

£318,000 Freehold



We are pleased to offer for sale this extended three bedroom detached house.

This traditional property benefits from a single storey rear extension which creates a generous light and airy through lounge/diner with aspects to the front and rear. The kitchen has also been extended to provide for a great useable space. The property is centrally heated and double glazed.

Set back from the road with a forecourt providing parking for up to four vehicles. The property enjoys an attractively landscaped rear garden which is South-Westerly facing. Situated in this popular residential suburb, great for families and commuters alike, with Albany Infant and Nursery School being a short walk away, as is open space and recreation facilities. The town centre of Stapleford is no more than half a mile away offering a variety of shops and facilities with good public transport links. Looking to commute further afield, the A52 for Nottingham, Derby and Junction 25 of the M1 motorway, as well as the park and ride for the Nottingham tram, are all within easy reach.

This property will make a great family home and an internal viewing is recommended.



ENTRANCE HALL

Stairs to the first floor with understairs store cupboard, light and power. Radiator, double glazed front entrance door.

THROUGH LOUNGE/DINER

33'11" x 12'5" (10.36 x 3.80)

A generous and flexible space with a central snug, flame effect gas fire with feature surround. There is a living area to the front, enjoying a bay window, and a dining area to the rear with patio doors leading to the rear garden.

KITCHEN

15'5" x 7'4" (4.70 x 2.26)

Range of fitted wall, base and drawer units, rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric double oven, gas hob, extractor hood over. Plumbing and space for washing machine. Plinth heater, double glazed window and door to rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'2" x 10'9" (3.71 x 3.28)

Radiator, double glazed window to the front.

BEDROOM TWO

11'6" x 10'11" (3.52 x 3.33)

Radiator, double glazed window to the rear.

BEDROOM THREE

7'8" x 7'7" (2.36 x 2.32)

Radiator, double glazed window to the front.

BATHROOM

8'0" x 7'5" (2.44 x 2.27)

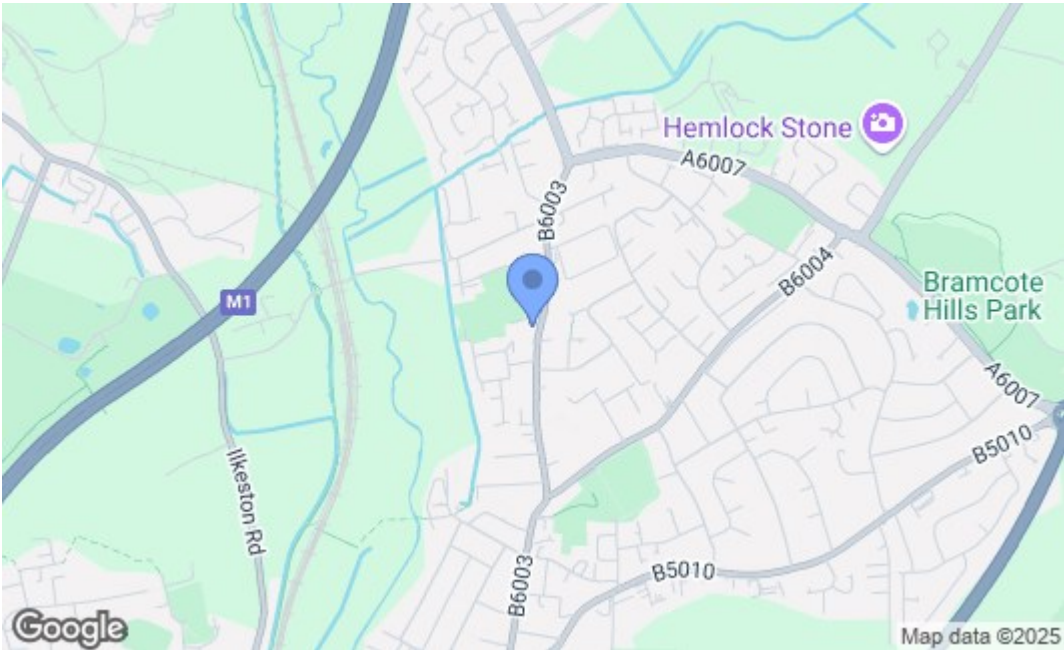
Three piece suite comprising wash hand basin, low flush WC, corner bath with mixer shower attachment. Heated towel rail, wall mounted gas boiler (for central heating and hot water). Hatch and ladder to loft space.

OUTSIDE

The property is set back from the road with a block paved forecourt providing parking for up to four vehicles. Fenced and hedged-in boundaries with some shrub screening

enhancing privacy. Gated pedestrian access at the side of the house leading to the rear garden. The rear garden is fenced and enclosed with patio, lawn and bedding. At the far side of the property, there is a useful storage area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(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 ₂) 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.