



**Pasture Road
Stapleford, Nottingham NG9 8HA**

**A TRADITIONAL MOCK-TUDOR STYLE
THREE BEDROOM SEMI DETACHED
HOUSE.**

Offers Over £340,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS BRIGHT, AIRY AND SPACIOUS MOCK-TUDOR STYLE THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

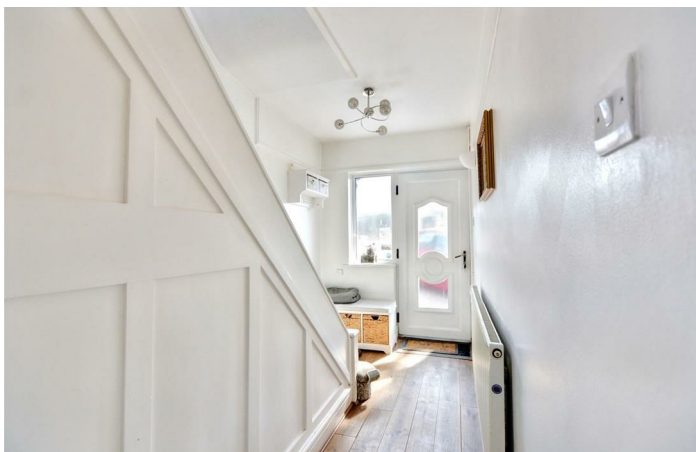
With accommodation now over three floors, benefitting from a spacious entrance hallway, front to back through open plan lounge/diner and kitchen to the ground floor. The first floor landing provides access to two double bedrooms and a four piece bathroom suite. A further staircase then rises to the top floor main bedroom forming part of a historic loft conversion.

The property also benefits from gas fired central heating from a recently installed combination boiler (approximately 18 months), double glazing throughout, ample off-street parking being set back from the road and generous garden space with ample outbuildings with power and lighting.

As previously mentioned, the property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages. There is also easy access to good road networks, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to nearby shops, services and amenities, as well as open countryside access and local walks.

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.



ENTRANCE HALL

14'6" x 5'11" (4.42 x 1.82)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door, staircase rising to the first floor, alarm control panel, uPVC panel and double glazed exit door to the side, useful understairs storage closet housing the electricity meter and alarm control panel, picture rail, radiator, telephone point, laminate flooring. Door to through lounge and kitchen.

THROUGH LOUNGE/DINER

31'1" x 11'11" (9.48 x 3.64)

To the front half there is a double glazed bay window (with individually fitted blinds), bay radiator, decorative coving, matching ceiling rose, media points, laminate flooring. Opening through to the dining/sitting area where there is a sliding double glazed patio door which opens out to the rear garden patio, radiator, wall light points, decorative coving, ceiling rose to match, chimney breast incorporating decorative Adam-style fire surround with marble inset and hearth housing a coal effect living flame gas fire.

KITCHEN

12'0" x 7'5" (3.68 x 2.27)

The kitchen comprises a contrasting range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with curved extractor fan over, in-built-Bosch double oven, integrated fridge, freezer and dishwasher, plumbing for washing machine, tiled splashbacks, double glazed window to the rear overlooking the rear garden, spotlights, chrome ladder towel radiator.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted Roman blinds), additional double glazed window to the front (with matching fitted Roman blind), radiator. Door with further staircase rising to the top floor. Access to both first floor bedrooms and bathroom.

BEDROOM TWO (FRONT)

12'0" x 11'5" (3.66 x 3.48)

Double glazed window to the front (with fitted roller blind), radiator, coving. Range of fitted shelving, hanging rail.

BEDROOM THREE (REAR)

10'11" x 10'5" (3.34 x 3.18)

Double glazed window to the rear, radiator, coving, exposed and varnished floor coverings, fitted shelving, built-in full height double storage closet.

BATHROOM

7'7" x 7'4" (2.32 x 2.25)

Four piece suite comprising panel bath with central mixer tap and handheld shower attachment, wash hand basin with mixer tap with storage cabinets beneath, push flush WC, separate tiled and

enclosed shower cubicle with multi-jet shower with additional handheld shower attachment and sliding glass screen/door. Boiler closet housing the recently installed gas fired combination boiler (for central heating and hot water), additional useful storage space, wall mounted chrome ladder towel radiator, extractor vent, double glazed window to the rear (with fitted roller blind), spotlights, wall mounted mirror fronted bathroom cabinet.

TOP FLOOR BEDROOM

Double glazed window to the side (with fitted Roman blind), radiator, roof window to the rear, eaves storage cupboards, laminate flooring, central vaulted-style ceiling.

OUTSIDE

To the front of the property, having been set back from the road, there is a gravel driveway providing ample off-street parking, screened to the front partially by hedgerow, planted flower borders housing a variety of bushes and shrubbery. Gated access then leads down the right hand side of the property into the rear garden.

TO THE REAR

A true hidden gem, the rear garden stretches an impressive 30 metres in length – a rare find in this area – offering an abundance of outdoor space that's perfect for families, entertaining, and those who love the outdoors.. Thoughtfully divided into a variety of functional zones, the garden begins with a generous paved patio area complete with a brick-built BBQ stand – ideal for summer gatherings and alfresco dining.

Enclosed by a mix of timber fencing and mature hedgerows for privacy, the garden offers something for everyone. A winding path leads through two lawned areas with established borders, currently accommodating a charming chicken coop setup, but easily adaptable for play or planting.

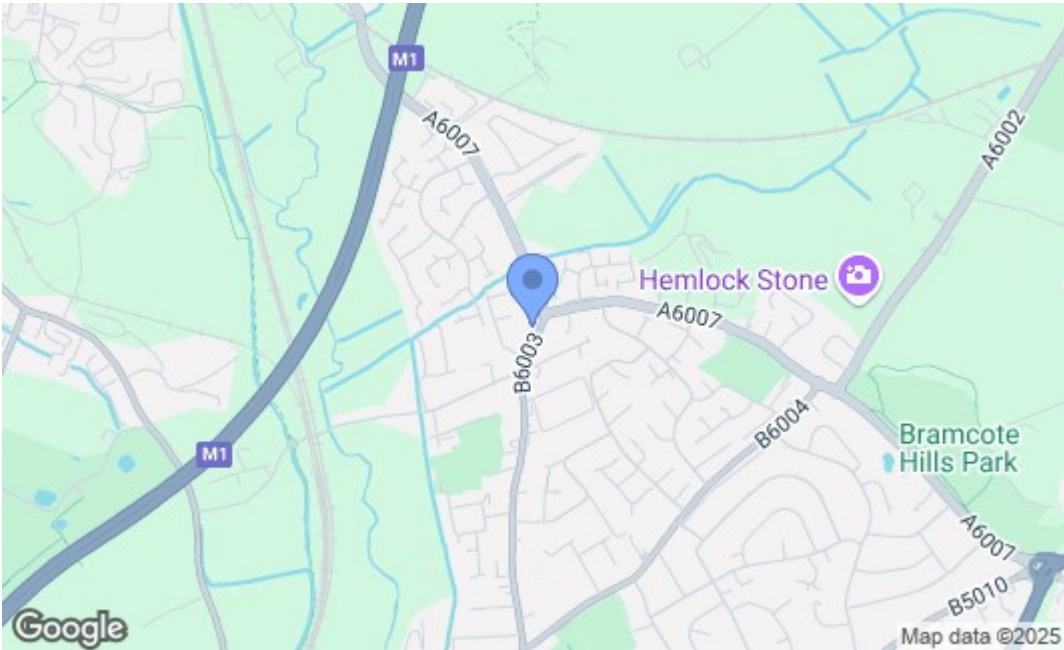
Further down the garden, you'll discover a productive vegetable plot and a second patio area – the perfect sun trap for an afternoon retreat. At the far end lies a fantastic lifestyle zone, featuring a spacious, fully powered garden gym and summerhouse, also with lighting and electricity, offering endless potential as a home office, creative studio, or relaxation space. Multiple sheds provide excellent storage, and gated side access completes the practical layout.

This garden is not just generous in size – it's full of opportunity, character, and flexibility to suit a wide range of lifestyles.

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 continue onto Pasture Road and proceed in the direction of Trowell. Just prior to the mini island, the property can be identified by our For Sale board on the left hand side, set back from the road.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(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.