



**Moorbridge Lane  
Stapleford, Nottingham NG9 8GT**

**£275,000 Freehold**

A SUBSTANTIAL BAY FRONTED  
VICTORIAN FOUR BEDROOM SEMI  
DETACHED HOUSE WITH  
ACCOMMODATION SPLIT OVER THREE  
FLOORS.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TARDIS-LIKE BAY FRONTED VICTORIAN FOUR BEDROOM SEMI DETACHED HOUSE OFFERING ACCOMMODATION ON THREE LEVELS WHICH WOULD CERTAINLY OFFER FLEXIBILITY AND ADAPTABILITY WHICH MOST OTHER PROPERTIES CANNOT OFFER.

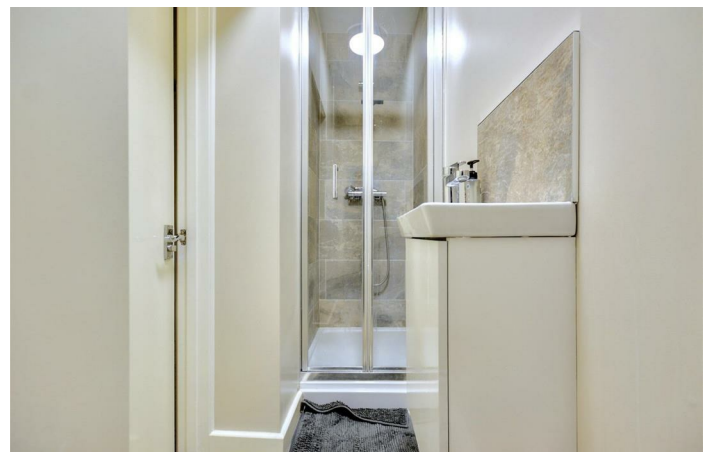
The accommodation of the property as a whole comprises an open porch leading through to an entrance hall, lounge and dining kitchen to the ground floor level. The lower ground floor offers the flexibility of a guest bedroom or further reception room space with en-suite shower room and a further lower sitting room beyond. The top floor landing then provides access to three of the principal bedrooms and the family bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, majority double glazing, off-street parking and enclosed garden space to the rear.

The property is ideally located for families being situated close to a variety of schooling for all ages. For those needing to commute, there are good access links nearby 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 the shops and services within Stapleford town centre and further afield in Beeston and Ilkeston. There is also a variety of outdoor walking areas and open countryside nearby such as the village of Stanton by Dale and pleasant walks along the Erewash canal, one way towards Long Eaton, Trent Lock and Attenborough Nature reserve, and the other way as far as Shipley and the Nutbrook Trail.

The property certainly offers a variety of flexible and adaptable accommodation over three floors and would suit a variety of different buying types. We would highly recommend an internal viewing to fully appreciate the space on offer.



## OPEN PORCH

Decorative archway with feature soldier brickwork, tiled floor, panel and glazed entrance door into the property.

## ENTRANCE HALL

16'4" x 5'10" (5.00 x 1.80)

Front entrance door with windows to either side, radiator, coving, quarry tiled floor, staircase rising to the first floor with decorative wood spindle balustrade, window to the rear, stairs to the lower ground floor and doors to lounge and dining kitchen.

## LOUNGE

16'4" x 12'2" (4.98 x 3.71)

Inset cast iron wood burning fire, media points, original ceiling rose and coving, radiator, double glazed bay window to the front with fitted wooden shutters.

## DINING KITCHEN

14'9" x 12'0" (4.52 x 3.66)

A modern fitted kitchen comprising a range of wall, base and drawer units with roll top work surfacing and inset sink unit with single drainer with swan-neck style mixer tap. Eight ring gas/electric range cooker with extractor canopy over, appliance space, integrated dishwasher, space for dining table and chairs, tiled floor, radiator, double glazed windows to the rear and side.

## LOWER GROUND FLOOR HALLWAY

19'5" x 5'6" (5.93 x 1.70)

Fully tanked and equipped with a pump system, this useful study or office area benefits from a window to the rear, doors to the guest bedroom and lower sitting room, spotlights and useful understairs storage space.

## GUEST BEDROOM/ADDITIONAL RECEPTION ROOM

15'1" x 11'1" (4.62 x 3.38)

Recessed halogen spotlights, radiator, double glazed flood window, door to en-suite. This room has been fully tanked and equipped with a pump system.

## EN-SUITE

11'7" x 2'4" (3.54 x 0.72)

Newly fitted modern white three piece suite comprising wash hand basin with mixer tap and storage cabinet beneath, push flush WC and shower cubicle with mains shower. Tiling to the floor, double glazed window to the side, tiled splashbacks, extractor fan.

## LOWER SITTING ROOM

11'5" x 10'11" (3.48 x 3.33)

Radiator, herring bone style flooring, cupboard housing plumbing for the washing machine and 'Baxi' gas fired combination boiler for central heating and hot water purposes. Double glazed French doors leading to the rear garden and double glazed window to the side.

## FIRST FLOOR LANDING

Wood spindle balustrade to match the entrance hall, large original single glazed window flooding natural light onto the landing, original pitched pine doors to all bedrooms, coving and loft access point with pulldown loft ladders.

## BEDROOM ONE

12'11" x 12'0" (3.96 x 3.68)

Ornate cast iron fireplace, exposed and varnished floorboards, radiator and double glazed window to the front.

## BEDROOM TWO

13'3" narrowing to 12'0" x 8'9" (4.04 narrowing to 3.66 x 2.69)

Ornate cast iron fireplace, exposed varnished floorboards, radiator and double glazed window to the rear.

## BEDROOM THREE

9'4" x 5'10" (2.87 x 1.80)

Radiator, double glazed window to the front with fitted blinds, exposed and varnished floorboards.

## BATHROOM

9'5" x 5'8" (2.89 x 1.74)

Accessed via a pitched pine door with etched glass, stained glass window, modern white suite comprising feature roll top free standing bath with claw feet, mixer shower and shower rose over, pedestal wash hand basin and low flush WC. Slate effect tiled flooring, radiator, double glazed window to the side.

## OUTSIDE

Open plan frontage with a tarmac driveway with block paved edging providing off-street parking. There is then access to the open porch via a decorative brick archway with feature soldier bricks and then beyond to the front entrance door. There is gated pedestrian access at the side to the rear garden. The rear garden is enclosed with a decking area beyond the French doors with decorative broken slate bedding leading to a lawn and raised beds. There is a garden shed and outside water tap. Slightly down from the property on the far side of the road there are residents and visitors parking facilities offering further ample off-street parking for both owners and visitors on a first come, first served basis.

## 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 continue in the direction of Trowell. Take an eventual left hand turn onto Moorbridge Lane and follow the road down where the property can eventually be found on the right hand side, just before the bridge. For viewings, it is advisable to park in the communal bays on the left just shortly before the property.

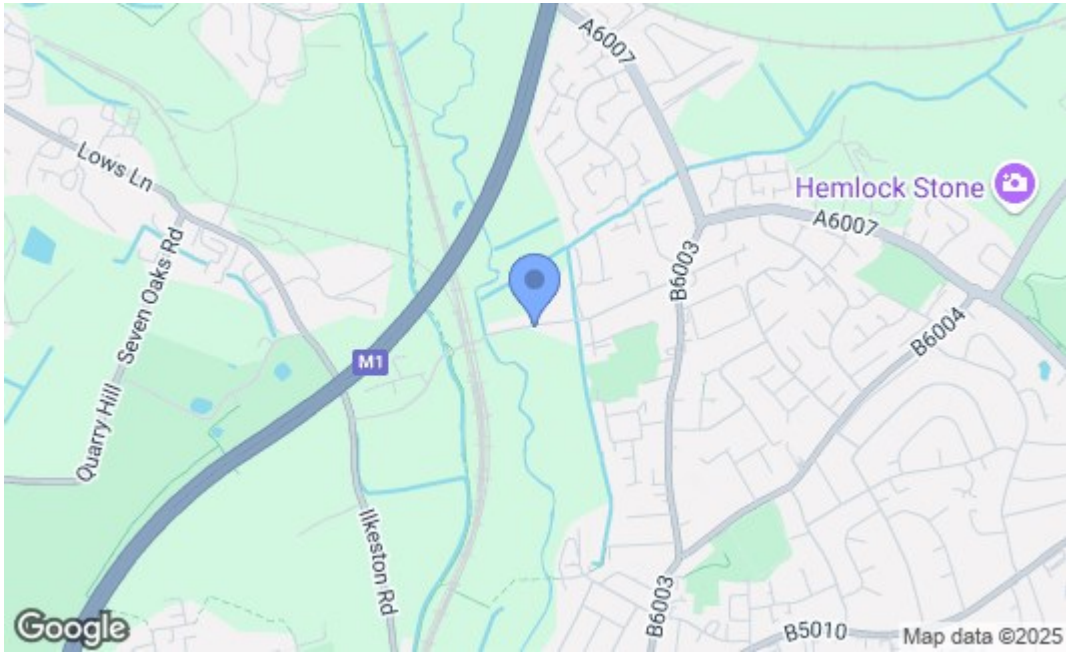
## AGENTS NOTE

The property suffered from flood damage in October 2023 from Storm Babet.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> 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.