



Pasture Road  
Stapleford, Nottingham NG9 8GQ

**Offers Over £215,000 Freehold**

A RENOVATED BAY FRONTED TWO  
BEDROOM SEMI DETACHED HOUSE  
SITUATED ON A GENEROUS CORNER  
PLOT WITH PARKING & GARAGE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RENOVATED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED ON A GENEROUS CORNER PLOT WITH PARKING AND GARAGE TO THE REAR.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining area, kitchen, WC and utility. The first floor landing provides access to two bedrooms and a modern (recently replaced) bathroom suite.

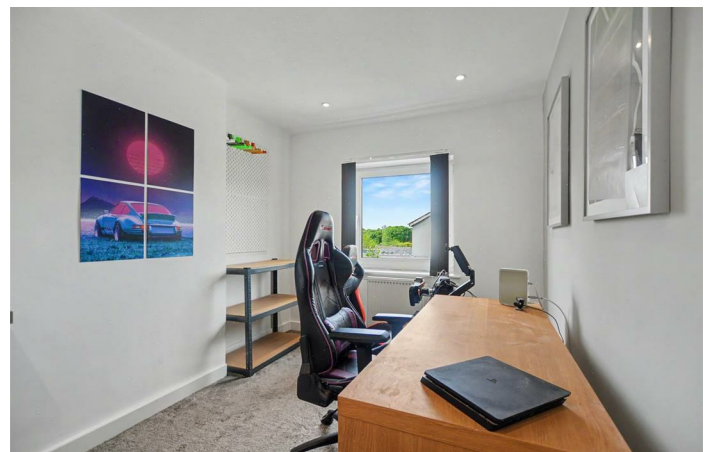
The property also benefits from gas fired central heating from a combination boiler, double glazing, gardens to the front, side and rear, as well as a rear accessed driveway leading to a detached garage.

The property has been redecorated, re-carpeted and re-floored, as well as having a new kitchen and new bathroom, making this a turn key ready to move into property.

The property is situated in this popular and established residential location on the edge of Stapleford, offering easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space such as Ilkeston Recreation Ground and Hickings Lane just a short distance away, as well as the Erewash Canal footpath.

The property has been renovated throughout and is certainly in a ready to move into condition making an ideal first time buy or young family home. We highly recommend an internal viewing.



### ENTRANCE HALL

3'6" x 3'3" (1.07 x 1.01)

uPVC panel and double glazed front entrance door, decorative tiled floor, radiator, staircase rising to the first floor, door to lounge.

### LOUNGE

13'11" x 11'11" (4.25 x 3.64)

Double glazed bay window to the front (with fitted blinds), radiator, coving, media points, door to dining room.

### DINING ROOM

11'10" x 8'9" (3.62 x 2.68)

Double glazed window to the rear, radiator, door to kitchen.

### KITCHEN

11'10" x 9'8" (3.62 x 2.97)

Re-fitted in 2020 comprising a matching range of fitted base and wall storage cupboards and soft-closing drawer units, with laminate style roll top work surfaces incorporating a Cooke & Lewis four ring induction hob with matching extractor canopy over, integrated eye level Beco oven, inset one and a half bowl sink unit with central mixer tap, double glazed windows to both the side and rear (with fitted blinds), spotlights, laminate flooring, plinth heater, useful storage pantry with power, lighting and shelving, door to utility area and WC.

### GROUND FLOOR WC

6'2" x 3'6" (1.90 x 1.07)

Modern white two piece suite comprising push flush WC and corner wash hand basin with mixer tap, double glazed window to the rear, tile effect vinyl flooring.

### UTILITY AREA

7'1" x 5'10" (2.16 x 1.80)

Harwood framed French doors opening out to the rear garden, windows to both the front and rear, decorative panelling to the walls and ceiling, power and lighting points, making an ideal space for fridge/freezer, as well as having plumbing for the washing machine.

### FIRST FLOOR LANDING

Double glazed window to the side, doors to both bedrooms and bathroom. Loft access point with wooden pull-down ladder to a partially boarded and insulated loft space.

### BEDROOM ONE

12'1" x 11'10" (3.69 x 3.63)

Double glazed window to the front (with fitted blinds),

radiator, spotlights. Opening through to overstairs walk-in wardrobe with shelving and hanging space.

### BEDROOM TWO

11'8" x 8'10" (3.56 x 2.70)

Double glazed window to the rear (with fitted blinds), radiator, LED spotlights.

### BATHROOM

9'3" x 5'11" (2.83 x 1.81)

Modern white three piece suite comprising panel bath with mains shower over, push flush WC, wash hand basin with mixer tap. Double glazed window to the rear, PVC wall boarding, wall mounted chrome ladder towel radiator, tiled floor. Door to the boiler closet housing the Vaillant gas fired combination boiler for central heating and hot water.

### OUTSIDE

The property sits on a generous corner plot with gardens to the front, side and rear. The front garden has a pedestrian gate and pathway providing access to the front entrance door, decorative gravel stone chippings, whilst being enclosed by hedgerow to the boundary lines. The garden then opens out to the right hand side which is predominantly lawned. A continuation of the pathway from the front provides access to the utility room double doors and continues along the side and into the rear garden. The rear garden is split into two lawn sections and is enclosed by timber fencing and hedgerows to the boundary line with two useful external brick garden stores, along with an outside water tap and lighting point. Double timber gates then provide access to the rear driveway which is accessed via Moorbridge Lane and is both paved and gravelled providing ample off-street parking for several vehicles. This leads to the garage and useful space for a garden shed.

### DETACHED GARAGE

Accessed via the driveway via Moorbridge Lane with up and over door to the front and two windows to the side.

### DIRECTIONS

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 left onto Pasture Road. The property can be found at the end of Pasture Road on the left hand side just prior to the turning for Moorbridge Lane, identified by our For Sale board.

### AGENTS NOTE

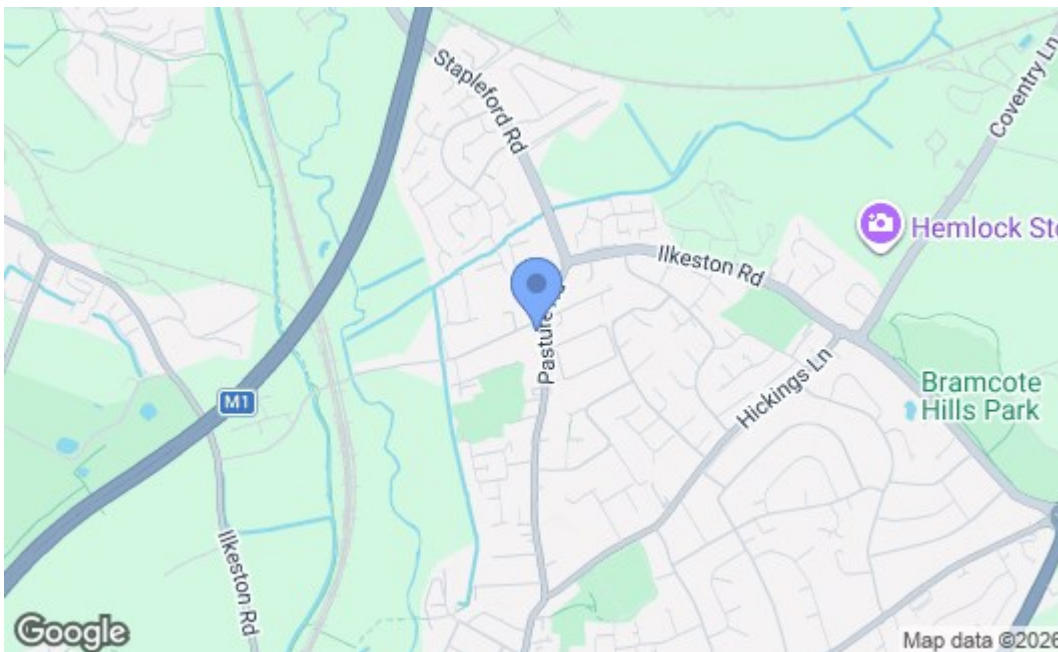
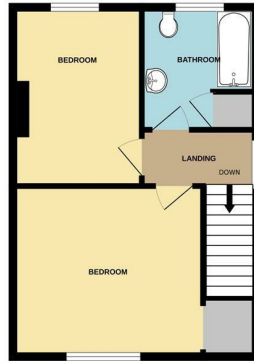
Some of the internal images have virtual staging to give an impression of how to furnish the property.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(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			
(21-38) F			
(1-20) G			
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.