



Pasture Road  
Stapleford, Nottingham NG9 8JB

**£395,000 Freehold**

A SUBSTANTIAL THREE BEDROOM  
DETACHED BUNGALOW OCCUPYING A  
GENEROUS OVERALL PLOT.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW SITTING ON A GENEROUS PLOT FRONT TO BACK.

With accommodation on one flat level plot comprising an entrance hall, cloakroom/WC, front to back lounge/diner, breakfast kitchen, inner hallway, three bedrooms and a modern bathroom suite.

The property also benefits from an air source heat pump, solar panels to the rear, double glazing throughout, gated driveway providing ample off-street parking, detached garage to the rear, and a generous plot incorporating a lawn, orchard area and pond to the rear.

The property is situated on the edge of Stapleford bordering Trowell, yet offering easy access to a variety of nearby shops and services such as the Co-operative food store situated to the north end of Hickings Lane, as well as convenient transport links to the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property sits on a flat level plot and would be suitable for a variety of different buying types due to the overall size of the property and the land to go with it.

We would highly encourage an internal viewing to fully appreciate the overall size and condition.



## ENTRANCE HALL

15'3" x 9'7" (4.65 x 2.93)

uPVC panel and double glazed front entrance door with matching double glazed windows and panels to either side of the door. All three units with fitted roller blinds. Intercom for electric gates, decorative coving, radiator, wooden flooring, alarm control panel. Doors to living room, kitchen, WC and inner hallway. Useful cloaks/storage cupboard.

## GROUND FLOOR WC/CLOAKROOM

Modern white two piece suite comprising push flush hidden cistern WC, wash hand basin with mixer tap and storage cabinets beneath. Decorative tiled splashbacks, double glazed window to the rear, chrome heated ladder towel radiator, laminate flooring.

## DUAL ASPECT LOUNGE

25'0" x 12'3" (7.63 x 3.74)

Georgian-style double glazed bow window to the front with each individual panel having a fitted roller blind, matching Georgian-style double glazed French doors opening out to the rear garden with matching double glazed windows to either side of the door. Two radiators, dado rail, coving, media points, brick and tiled fireplace incorporating open grill. Door to kitchen and back to hallway.

## BREAKFAST KITCHEN

13'7" x 12'8" (4.16 x 3.87)

The kitchen comprises a matching range of handleless 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 central swan neck mixer tap. Space for American-style fridge/freezer, fitted counter level five ring gas hob with Neff extractor fan over and oven beneath. Integrated dishwasher and washing machine, matching to the counter top breakfast bar, radiator, spotlights, Georgian-style double glazed window to the rear, matching Georgian-style uPVC double glazed exit door to outside.

## INNER HALLWAY

9'7" x 7'4" (2.93 x 2.25)

Matching to the entrance hallway wood flooring, radiator, loft access point to a partially boarded and insulated loft space. Doors to all bedrooms and bathroom. Useful storage cupboard with shelving.

## BEDROOM ONE

15'9" x 13'1" (4.82 x 4.01)

Double glazed Georgian-style bow window to the front (with fitted blinds), radiator, coving, spotlights, range of fitted wardrobes, drawers, overhead storage cupboards and fixed shelving.

## BEDROOM TWO

12'4" x 10'6" (3.77 x 3.22)

Georgian-style double glazed window to the rear (with fitted blinds), radiator, coving, a range of fitted wardrobes, drawers and matching overhead storage cupboards.

## BEDROOM THREE

10'0" x 9'8" (3.05 x 2.97)

Georgian-style double glazed bow window to the front (with fitted roller blind), additional double glazed window to the side (with fitted blind), radiator, coving, wall mounted shelving.

## BATHROOM

11'8" x 7'0" (3.56 x 2.15)

Four piece modern suite comprising freestanding high end bathtub with central swan neck mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with glass shower screen/door with mains shower, push flush WC, wash hand basin with mixer tap and storage drawer beneath. Tiling to dado height, wall mounted mirror fronted bathroom cabinet, Victorian-style radiator with towel rail above, Georgian-style double glazed window to the rear, spotlights.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a spacious driveway with double opening security gates with enough room for several cars and/or vehicles. There are two separately shaped lawn sections with brick built boundary wall and access down the left hand side of the property towards the rear garden and garage.

## TO THE REAR

The rear garden is of a good overall proportion, being split into various sections with an initial paved patio seating area (ideal for entertaining) accessed directly from the kitchen and living room double glazed doors. The garden then opens out with stepped access and brick retaining wall with planted borders housing a variety of mature and specimen bushes, shrubs, trees and plants. There is a generous lawn section being enclosed by timber fencing and hedgerow to the boundary line, with a timber storage shed sat approximately half way along the garden. Beyond the lawn there is then a planted area, again housing a variety of mature and specimen bushes, shrubs, trees and plants. It then opens out to the right to a lovely orchard/vegetable patch which is enclosed by timber fencing to the boundary line. At the foot of the main garden there is an established pond area and decorative brickwork surrounding the pond. The top of the garden also boasts a patio seating area with covered pagoda (ideal for making the most of the evening sunlight). Within the garden there is a useful external store which houses the air source heat pump and running along the roof line of the property there are 18 solar panels sitting on the rear part of the roof. From the garden there is pedestrian gated access leading down one side of the property. There is a further set of security gates offering secure parking beyond.

## DETACHED GARAGE

Up and over door to the front, door and window to the side, power and lighting points, together with a store behind.

## AGENT'S NOTE

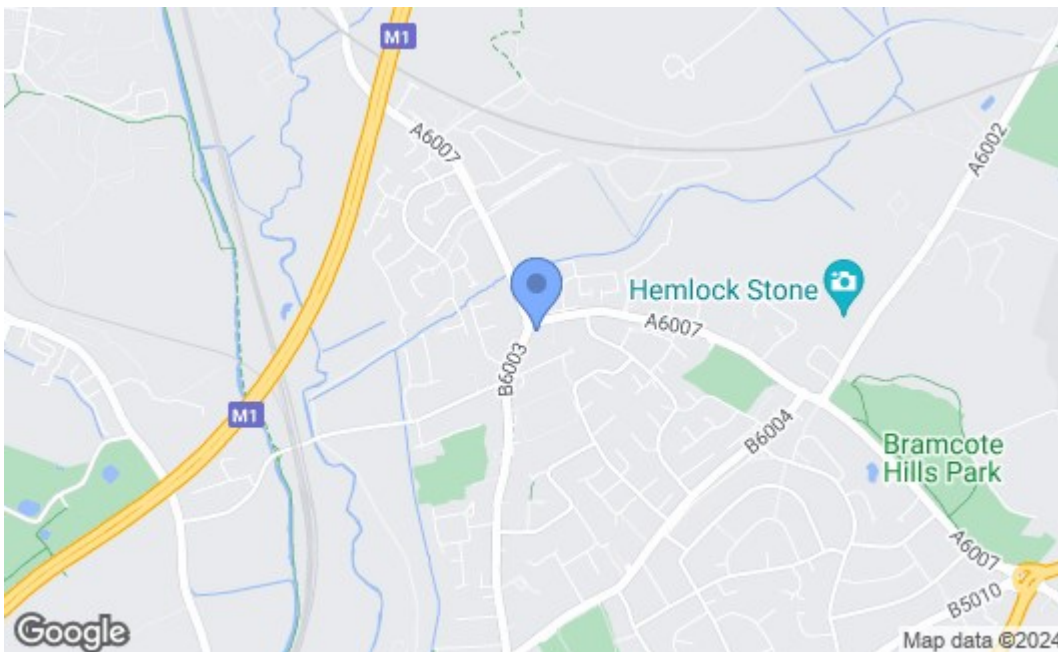
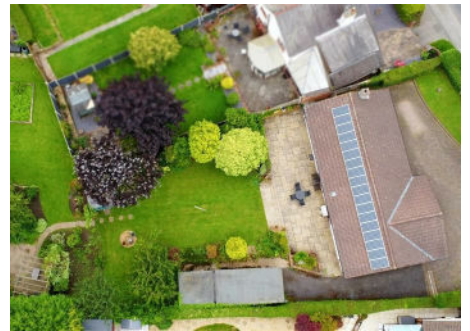
The property has the benefit of solar panels under a 25 year lease from 2012 via a company named A Shade Greener. The property also has the benefit of an air source heat pump. Combined with double glazing, the property is an energy efficient home. We ask that you confirm all of the lease information regarding the solar panels with your solicitor prior to completion.

## 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 proceed in the direction of Trowell. Just prior to the mini traffic island, the property can be found on the right hand side, identified by our For Sale board. Ref: 8155NH







Energy Efficiency Rating		
Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(11-20) <b>F</b>		
(1-10) <b>G</b>		
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.