



Moorbridge Lane
Stapleford, Nottingham NG9 8GT

A THREE BEDROOM TERRACED HOUSE.

£199,950 Freehold



We have great pleasure in offering for sale this stand out three bedroom terraced house that has undergone a significant program of modernisation and improvement and is offered for sale as a turn key home.

Completely re-modelled internally, the property has been finished to a show home style condition with a bay fronted living room, open plan "L" shaped dining kitchen with a brand new fitted range of units and integrated appliances, including oven, hob, extractor, fridge and freezer. Finished in a contemporary colour wave and a great place for entertaining. There is a useful combined utility/cloakroom/WC.

To the first floor, the landing provides access to three bedrooms, two of which are generous doubles, with the third bedroom that makes an ideal study with aspects over fields to the rear. There is a brand new four piece family bathroom which includes a separate shower.

The property has double glazed windows throughout and a brand new central heating system served from a combination boiler, re-wired, engineered oak internal doors, brand new fitted carpets and floor coverings, re-plaster and newly painted walls and ceilings.

The rear gardens have been re-landscaped offering a contemporary and inviting space with quality textured paving, raised sleeper beds and section of garden laid to lawn. The garden backs onto fields.

To the front there is an open forecourt providing potential for off-street parking for a small vehicle. There is ample unrestricted residents parking adjacent.

This property suits young families and first time buyers and we strongly recommend an internal viewing to fully appreciate the size and quality of the accommodation on offer.



LIVING ROOM

12'0" plus bay x 11'8" (3.67 plus bay x 3.58)

Double glazed bay window to the front with fitted shelf and meter cupboard under. Radiator, stairs to the first floor with understairs store cupboard. Composite double glazed front entrance door.

OPEN PLAN DINING KITCHEN

22'8" reducing to 12'0" x 11'10" reducing to 6'0" (6.93 reducing to 3.66 x 3.61 reducing to 1.84)

The generous dining area has room for table and chairs, as well as occasional soft seating, radiator, double glazed door to rear garden and opening through to the kitchen area. The kitchen area comprises a brand new fitted range of wall, base and drawer units with contrasting square edge work surfacing and inset one and a half bowl staining steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated fridge and freezer. Double glazed window to the rear. Door to utility/cloaks/wc.

UTILITY/CLOAKS/WC

Combined facility with wash hand basin and low flush WC with vanity unit, base cupboard and work surfacing to match kitchen units, space and plumbing for washing machine. Radiator, wall mounted "Worcester" gas combination boiler (for central heating and hot water). Double glazed windows.

FIRST FLOOR LANDING

Radiator, hatch to loft.

BEDROOM ONE

12'4" x 11'11" (3.77 x 3.65)

Radiator, double glazed window to the front.

BEDROOM TWO

15'6" x 6'0" (4.73 x 1.83)

Radiator, two double glazed windows to the rear.

BEDROOM THREE

6'1" x 8'7" reducing to 7'6" (1.86 x 2.63 reducing to 2.30)

Radiator, double glazed window to the rear.

BATHROOM

8'7" x 5'4" plus shower recess (2.62 x 1.65 plus shower recess)

Brand new four piece suite comprising wash hand basin with vanity unit, low flush WC, bath tub with contemporary waterfall mixer taps. Shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail.

OUTSIDE

The property is set back from the road with open paved forecourt which offers the potential for off-street parking for a small car. The rear garden is of a generous size and newly landscaped with contemporary grey Indian stone tile areas and pathways with two generous seating areas, two sleeper style raised planters, section of garden laid to lawn.

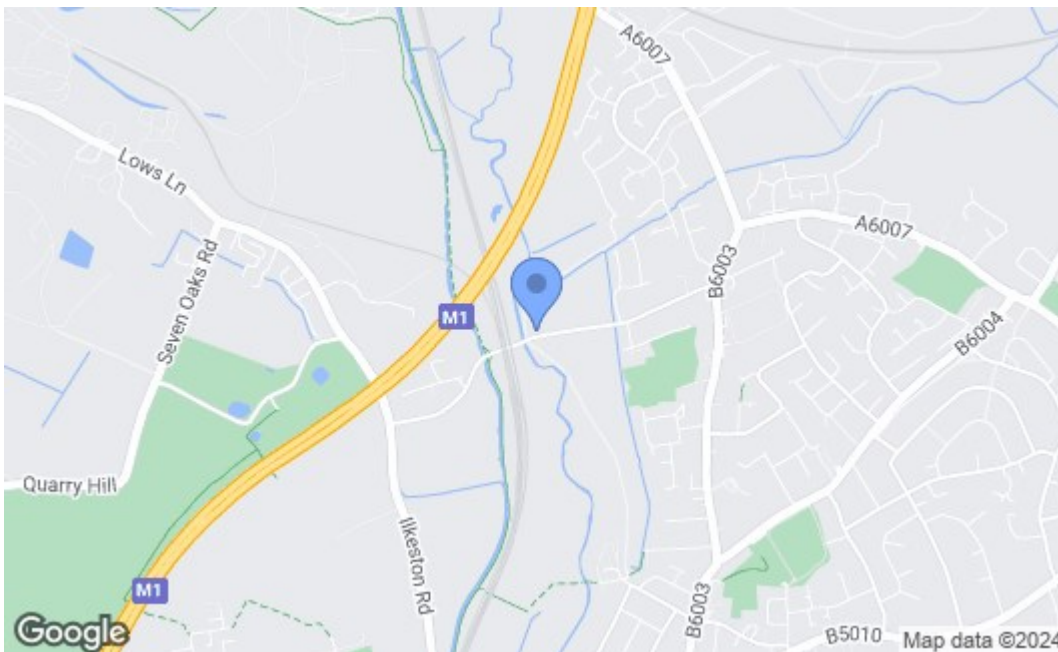
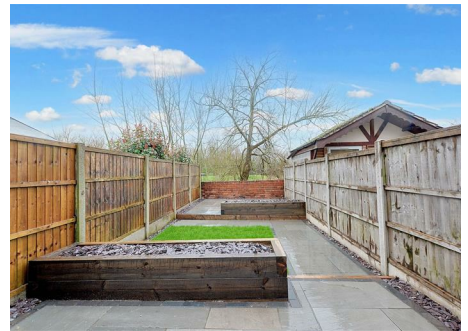
RESIDENTS PARKING

There is unrestricted residents parking on the opposite side of the road to the property.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue into Pasture Road and follow the road along looking for and turning left onto Moorbridge Lane (signposted Stanton by Dale and Sandiacre). The property can be found shortly before the bridge on the right hand side. It is advisable to park on the left hand side before the property in an available bay.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		69	
(69-80) C			
(55-68) D			
(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.