



Pasture Road
Stapleford, Nottingham NG9 8GL

AN EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE.

£230,000 Freehold



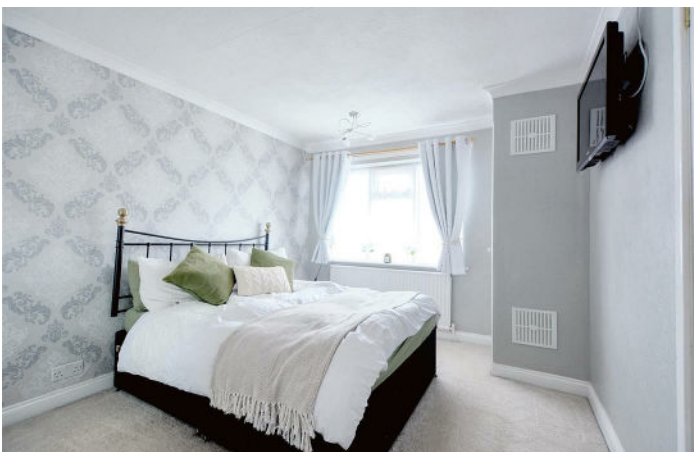
An extended three bedroom semi detached house.

Offered for sale in a ready to move into condition, with feature including gas fired central heating served from a combination boiler, uPVC double glazed windows throughout, and the added benefit of a ground floor extension providing for an additional reception room (ideal as a home office, snug, sitting room, or playroom).

The property is set back from the road with gated off-street parking to an enclosed carport which, in turn, leads through to a sectional concrete, larger than average single garage (great for storage or a workshop).

Situated in this non-estate convenient location within a short walk of the junior school, as well as open space and playing fields, and regular bus service. The town centre of Stapleford is within easy reach, as well as good road networks such as the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway.

This property is ideal for young families, first time buyers, and we strongly recommend an early internal viewing to fully appreciate the accommodation on offer.



ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

THROUGH LOUNGE/DINER

24'7" x 12'11" reducing to 7'6" (7.5 x 3.96 reducing to 2.31)

A spacious room with radiator, double glazed window to the front, door to kitchen and access to snug.

SNUG

11'1" x 7'6" (3.38 x 2.30)

A versatile room, great as an additional sitting room, playroom or home office. Double glazed windows and door to rear garden.

KITCHEN

12'7" x 8'3" (3.84 x 2.52)

Incorporating a range of fitted wall, base and drawer units, rolled edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor. Plumbing and space for washing machine. Appliance space.

PANTRY

Double glazed window and door to carport.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'6" x 9'8" (3.83 x 2.95)

Fitted cupboard housing a 'Baxi' combination boiler (for central heating and hot water), radiator, double glazed window to the rear.

BEDROOM TWO

11'7" x 8'7" (3.55 x 2.64)

Radiator, double glazed window to the front.

BEDROOM THREE

7'9" x 7'3" (2.37 x 2.21)

Radiator, double glazed window to the front.

BATHROOM

Incorporating a three piece suite, wash hand basin, low flush WC, bath with electric shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

The property is set back from the road with a partially walled-in front garden with fence side boundary. Hard landscaped for ease of maintenance with driveway providing off-street parking. The drive continues into an attached carport at the side of the house which, in turn, leads to the garage. The rear garden is hard landscaped with ease of maintenance in mind, with gravel areas, patio and paving.

GARAGE

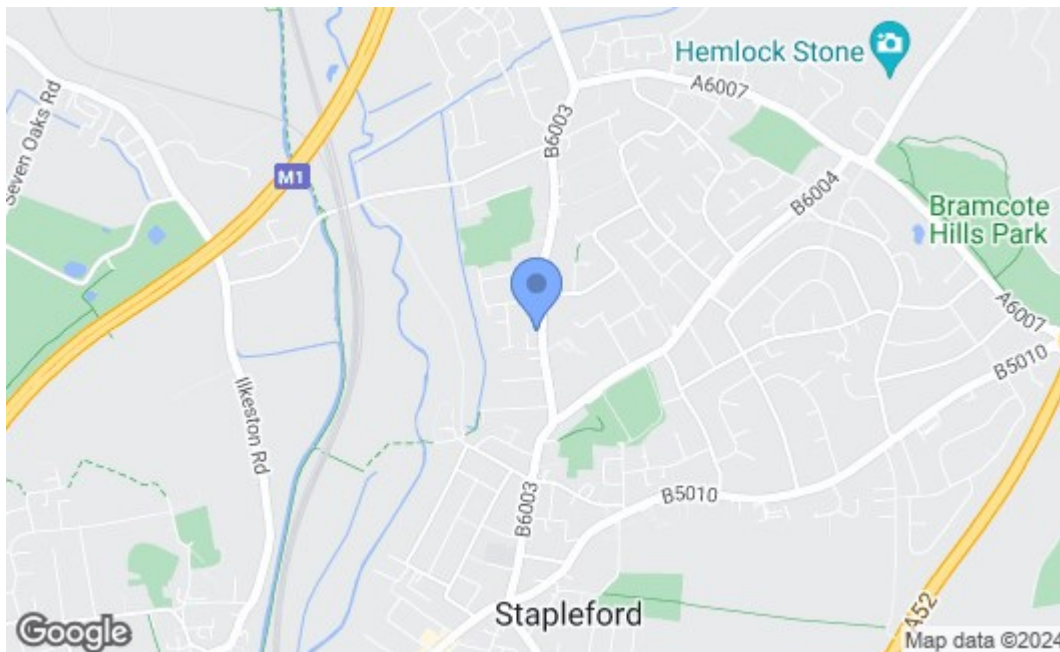
23'7" x 11'10" (7.2 x 3.62)

Sectional concrete construction with up and over door, light and power. This makes an ideal storage area and workshop.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue into Pasture Road. Follow the road along and the property can be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) 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.