

# HoldenCopley

PREPARE TO BE MOVED

Pasture Road, Stapleford, Nottinghamshire NG9 8GQ

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Guide Price £230,000 - £270,000



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GUIDE PRICE £230,000 - £260,000

## EXTENDED DETACHED HOME IN A CONVENIENT LOCATION...

This extended three-bedroom detached house offers generous living space inside and out, making it an ideal home for families. It's well-presented throughout and enjoys a prime location just a short walk from Stapleford town centre and excellent transport links. Commuters will appreciate the easy access to the A52, connecting to Nottingham, Derby, and Junction 25 of the M1, as well as the nearby park and ride for the Nottingham tram. The ground floor features an entrance hall leading to spacious, open-plan reception rooms. These include a bay-fronted living area with a feature fireplace and a dining area with patio doors opening out to the rear garden. The fitted kitchen is well-equipped for everyday cooking, offering generous worktop and storage space. Upstairs, there are two good-sized double bedrooms, a comfortable third bedroom, and a three-piece bathroom suite. Outside, the property benefits from a generous driveway with off-road parking for ample vehicles. To the rear is a private, south-facing garden with a patio seating area, a lawn, and well-established borders filled with mature plants and shrubs.

MUST BE VIEWED!







- Extended Detached House
- Three Bedrooms
- Open-Plan Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Generous Driveway
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'6" x 5'10" (4.73m x 1.79m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard and a single UPVC door providing access into the accommodation.

Open-Plan Living Room & Dining Room

33'11" x 12'5" (10.36m x 3.80m)

The living room is split into two areas, both with carpeted flooring and radiators. The front section features a UPVC double-glazed bay window, while the middle section includes a feature gas fireplace. The dining room also has carpeted flooring, a radiator, and a sliding patio door that opens out to the rear garden.

Kitchen

15'5" x 7'4" (4.70m x 2.26m)

The kitchen is fitted with a range of base and wall units, rolled-edge worktops, and a stainless steel sink with drainer and mixer tap, an integrated oven & gas ring hob, space and plumbing for a washing machine & dishwasher, partially tiled walls, tiled flooring, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

7'10" x 7'8" (2.39m x 2.34m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

12'2" x 10'9" (3.71m x 3.28m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'6" x 10'11" (3.52m x 3.33m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'8" x 7'7" (2.36m x 2.32m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

8'0" x 7'5" (2.44m x 2.27m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a heated towel rail, a radiator, partially tiled walls, a wall-mounted boiler, vinyl flooring, access to the loft and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a generous block-paved driveway providing off-road parking for multiple vehicles, with mature plants, shrubs, and gated side access to the rear.

Rear

The south-facing rear garden is private and enclosed, with a paved patio seating area, a well-kept lawn bordered by established planting, a garden shed, and fenced boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

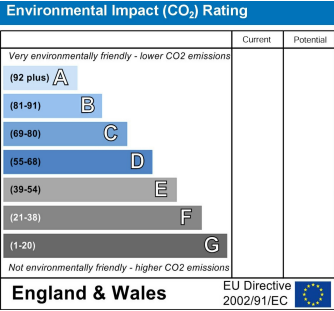
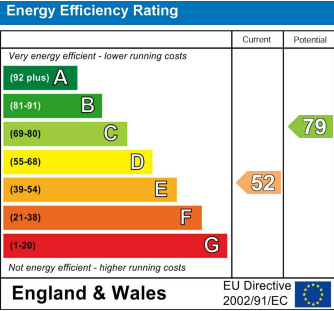
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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