



Pasture Road  
Stapleford, Nottingham NG9 8GQ

A TWO DOUBLE BEDROOM END  
TERRACED HOUSE WITH LARGE GARDEN  
AND GATED OFF-STREET PARKING TO THE  
REAR

**Asking Price £185,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TWO DOUBLE BEDROOM END TERRACED HOUSE, BENEFITING FROM LARGE REAR GARDENS AND GATED OFF-STREET PARKING TO THE REAR.

Behind this attractive traditional facade lies a modern contemporary home, which is ready for immediate occupation and comprises accommodation over two floors with front living room, dining room, kitchen, utility room and cloaks/w.c. to the ground floor. The first floor landing then provides access to two double bedrooms and a modern bathroom.

Other benefits to the property include gas fired central heating and double glazing and a major benefit to the property, compared to its peers is the size of the garden and parking, accessed from the rear.

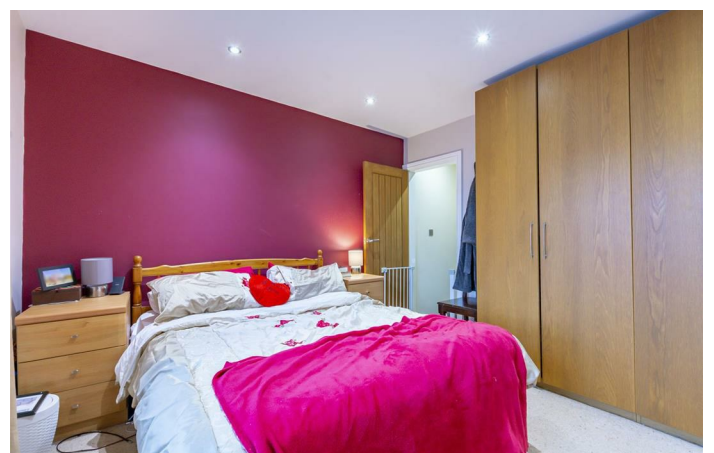
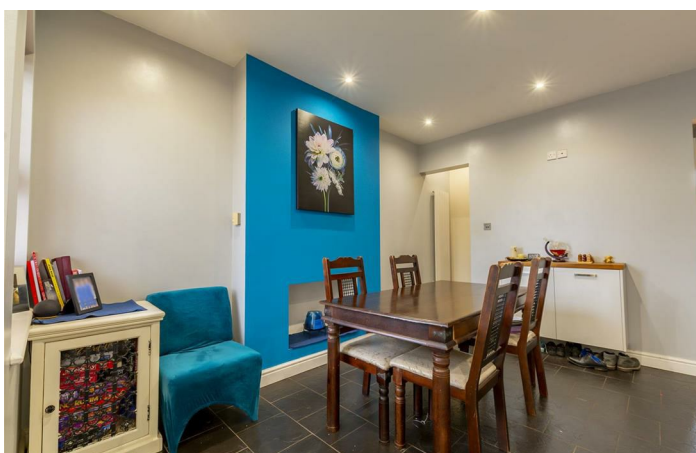
Further features include a spacious dining room which opens out into the kitchen, with high quality gloss wall and base cupboards with contrasting work surfacing and integrated appliances. There is then a separate utility room and ground floor cloaks/w.c.

As well as the interior, the gardens are of a generous size and have a variety of themed areas with decking, lawn and various seating areas together with a covered alfresco area with outside lighting and power.

At the foot of the plot there is gated parking for three vehicles, accessed from a service track to the rear.

The property sits favourably within this popular residential location, set back from the road, within easy access of excellent nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout. There is also access to good schooling nearby and open space.

This fantastic home is ideally suited for first time buyers, or professional young couple and we cannot stress the importance of viewing the house fully to appreciate the accommodation and grounds on offer.



## LOUNGE

12'0" x 11'6" (3.66 x 3.51)

UPVC panel and double glazed front entrance door, double glazed window to the front with fitted blinds, designer radiator, chimney breast with recessed wooden flooring and spotlights.

## DINING ROOM

12'11" x 12'0" (3.96 x 3.66)

Chimney breast with feature recess, ceiling spotlights, tiled flooring, useful downstairs storage cupboard, designer radiator, double glazed window to the rear with fitted blinds, door to staircase rising to the first floor and opening through to the kitchen.

## KITCHEN

12'11" x 6'9" (3.96 x 2.06)

The kitchen incorporates a comprehensive range of matching fitted base, wall and drawer units with contrasting granite effect composite work surfaces and stainless steel sink unit with single drainer. Built-in Bosch oven and grill, matching hob, extractor hood and glass splashback. Integrated microwave and dishwasher, space for American style fridge/freezer and further appliance space. Designer radiator, tiled flooring, tiled splashbacks, double glazed patio doors to rear garden and access to the utility room.

## UTILITY ROOM

Wall mounted gas combination boiler (for central heating and hot water,) space and plumbing for washing machine, further appliance space if required, wood surfacing, tiled splashbacks, heated chrome ladder towel radiator, ceramic tiled floor, spotlights, air extractor and double glazed window to the side.

## CLOAKS/W.C.

Incorporating a two piece suite comprising pedestal wash hand basin and low flush wc. Tiled floor, tiled splash backs and double glazed window.

## INNER LOBBY

Stairs to the first floor and vertical radiator.

## FIRST FLOOR LANDING

Spotlights, loft hatch with wooden pull down ladders to a useful loft space which has been boarded, plastered and painted with light and power. It does have the potential to be converted into a usable room subject to planning and building regulation approval. Doors to both bedrooms and bathroom.

## BEDROOM 1

12'0" x 11'6" (3.66 x 3.51)

Fitted wardrobes, ceiling spotlights, radiator, double glazed window to the front with fitted blinds and t.v. point.

## BEDROOM 2

12'11" x 8'5" (3.96 x 2.59)

Built-in storage cupboard, radiator, double glazed window to the rear with fitted blinds.

## BATHROOM

12'11" x 6'11" (3.96 x 2.13)

Incorporating a four piece suite comprising wash hand basin, push-flush wc, large bath tub with tiled surround and double sized shower cubicle with mains fed shower. Partially tiled walls, tiled flooring, heated towel radiator and double glazed window.

## OUTSIDE

The property is set back from the road and has modest front gardens which are stone walled in with gated pedestrian access to front and gated pedestrian access to the side and rear. The rear gardens are substantial in size, accessed from the house leading onto a decked area with steps leading to a stone chipped pathway and the main gardens with further decked area, lawn and raised sleeper borders. Pathway and steps then lead onto a further area with additional lawn, decked area and play area. There is a further covered decked area with external lighting and power, great for alfresco dining with shelter from the summer rain! To the foot of the plot there is gravelled hard standing parking area suitable for up to three vehicles and accessed from double vehicle gates from a service track and road to the rear. Throughout the garden there are various outside lighting and power points.

## 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 towards Trowell. The property can then eventually be found on the left hand side, just prior to the junction with Moorbridge Lane and identifiable by our for sale board.

Ref: 7416nh





184 PASTURE RD, STAPLEFORD, NOTTINGHAM, NOTTINGHAMSHIRE NG9  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			82
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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