Robert Ellis

look no further. . .

Pasture Road
Stapleford, Nottingham NG9 8HR

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £250,000 Freehold

We have great pleasure in offering for sale this three bedroom semi detached house which has been transformed into a fantastic family home.

This property has been totally refurbished and modernised to a high standard giving a brand new feel. The property has had a full electrical re-wire, brand new central heating system served from a gas combination boiler, new double glazed windows and doors throughout. Upon entering the property, the entrance hall has a door opening to the bright living room with large bay window. The opening leads you through to the open plan dining kitchen, a great social space with a brand new fitted kitchen, and French doors opening to an attractive terraced patio area with expansive lawn beyond. There is a useful cloakroom/WC also to the ground floor.

Rising to the first floor, the landing provides access to three well proportioned bedrooms and brand new family bathroom. This property has been newly rendered to the front elevation to give a fantastic kerb appeal and has a block paved driveway and forecourt providing off-street parking. The rear gardens have been attractively landscaped with generous patio and expansive lawn, a great family-friendly outdoor space.

Conveniently situated and great for families and commuters alike, as a junior school is a short walk away, there is a regular bus service on the street and a short drive away can be found the town centre of Stapleford itself. For those looking to commute further afield, there are good road networks linking Nottingham and Derby via the A52 which also gives access to Junction 25 of the M1 motorway. The park and ride for the Nottingham tram is also within easy reach, as is open space and playing fields.

A superb turn-key property of which an early internal viewing comes highly recommended.

ENTRANCE HALL
Composite double glazed front entrance door, radiator, stairs to the first floor.

LIVING ROOM
14'2" into bay x 13'5" (4.34 into bay x 4.10)
Radiator, double glazed deep square bay window to the front, opening to the dining kitchen.

DINING KITCHEN

DINING AREA
11'4" x 10'4" (3.46 x 3.16)
Radiator, door to cloaks WC, double glazed French doors opening to the rear garden, open to kitchen area.

KITCHEN AREA
15'2" x 5'9" (4.63 x 1.76)
Range of brand new contemporary handle-free wall, base and drawer units with contrasting square edge work surfacing and inset stainless steel sink unit with single drainer. Brand new built-in electric oven, hob and extractor hood over. Space for tall fridge/freezer, plumbing and space for washing machine, under-counter space for additional appliance. Radiator, two double glazed windows to the rear.

CLOAKS/WC
Housing a brand new two piece suite comprising wash hand basin with vanity unit, low flush WC. Half tiled walls, radiator, newly fitted gas combination boiler (for central heating and hot water).

FIRST FLOOR LANDING
Double glazed window, loft hatch.

BEDROOM ONE
11'4" x 9'7" (3.46 x 2.94)
Radiator, double glazed window to the rear.

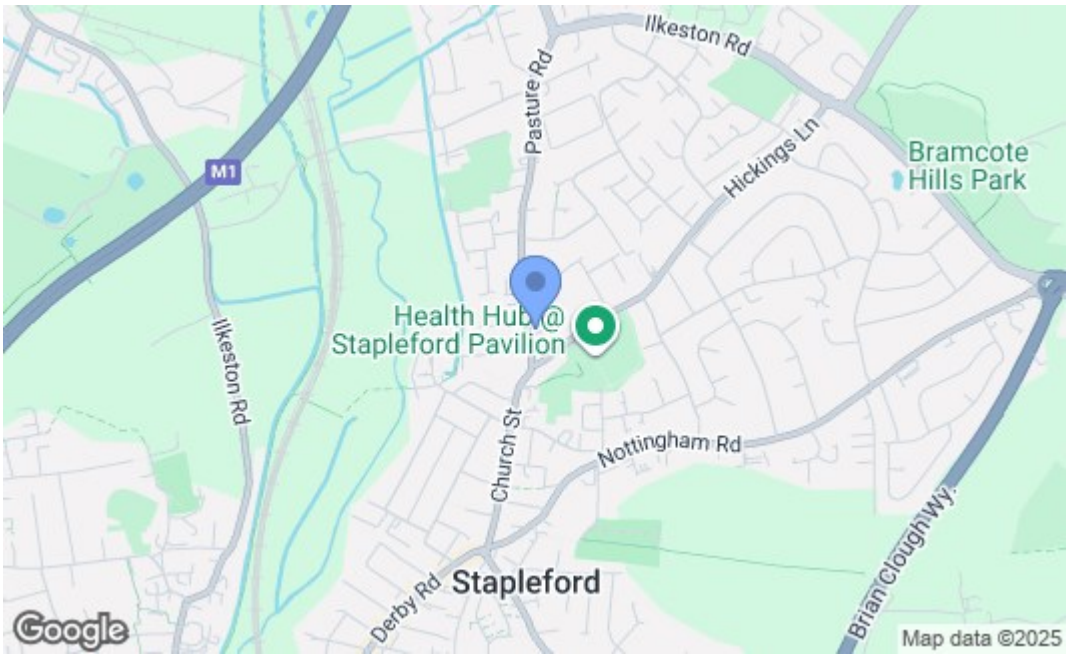
BEDROOM TWO
11'11" x 9'2" (3.64 x 2.8)
Radiator, double glazed window to the front.

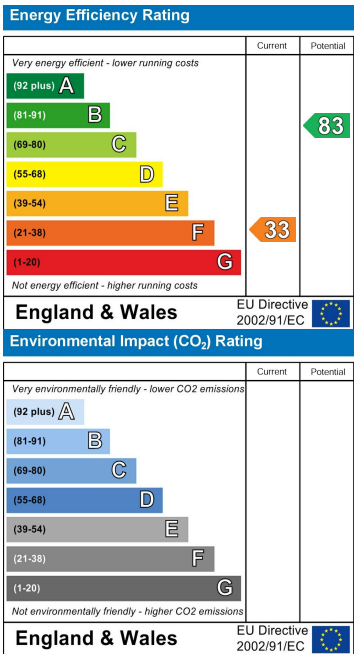
BEDROOM THREE
8'0" x 6'9" (2.46 x 2.07)
Radiator, double glazed window to the rear.

BATHROOM
7'7" reducing to 4'7" x 3'9" increasing to 7'3" (2.32 reducing to 1.42 x 1.16 increasing to 2.21)
Brand new three piece suite comprising pedestal wash hand basin, low flush WC, bath with waterfall mixer taps and twin rose thermostatically controlled shower system over, shower screen. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front is a newly laid brick paved forecourt providing off-street parking. This continues along the side of the property providing additional off-street parking. There is a fence and pedestrian gate giving access to the rear garden. The rear garden is fenced and enclosed and newly landscaped with a large contemporary porcelain tiled patio and terraced area framed with modern timber sleepers. There is a mature tree giving a focal point and an expansive newly laid lawn.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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.

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