Robert Ellis

look no further. . .

Moorbridge Lane
Stapleford, Nottingham NG9 8GR

A THREE DOUBLE BEDROOM SEMI DETACHED HOUSE WITH AN ABSOLUTELY FANTASTIC GARDEN PLOT TO THE REAR.

Offers Around £290,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, TARDIS-LIKE THREE DOUBLE BEDROOM SEMI DETACHED HOUSE WITH AN ABSOLUTELY FANTASTIC GARDEN PLOT TO THE REAR INCORPORATING A LARGE GARDEN AND PATIO AREA, REAR GATES AND PARKING, AS WELL AS A WORKSHOP AND STUDIO SPACE.

The accommodation of the property itself comprises entrance lobby, spacious 8.5m long living space, kitchen, side lobby, utility room and bathroom to the ground floor. The first floor landing then provides access to three double bedrooms and a first floor shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the rear accessed via electric gates with parking space for four/five vehicles.

A lot of the value in the property can be found outside to the rear with a sunny aspect South facing garden backing directly onto local parkland with ability of a studio with power and lighting, and a workshop also with power, lighting, water and drainage.

Subject to the relative permissions and approvals, there is potential of further developing the site, but of course discussions would have to be held with the Local Council for such matters.

The property sits favourably within close proximity of the shops, services and amenities in the nearby town centre, a variety of schooling for all ages, as well as good transport links, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will appeal to a variety of different buying types, certainly those looking for somewhere secure to park their vehicles and enjoy the garden space the property has to offers.

We highly recommend an internal viewing.

ENTRANCE LOBBY
4'1" x 2'5" (1.26 x 0.74)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, alarm control panel, internal door to living room.

LIVING ROOM SPACE
27'7" x 12'10" (8.42 x 3.92)
Double glazed window to the front, spotlights, part coving, two radiators, media points, feature exposed brick chimney breast with tiled hearth incorporating inset multi-fuel burning stove. Useful understairs storage cupboard, panel and glazed doors leading through to the side lobby.

KITCHEN
10'4" x 8'2" (3.15 x 2.51)
Comprises a matching range of fitted "U" shaped base and wall storage cupboards and drawers, with solid oak butchers block square edge work surfaces incorporating Belfast sink unit with central swan-neck mixer tap and decorative tiled splashbacks, space for Range cooker, with extractor canopy over, space for full height fridge/freezer, spotlights, glass fronted crockery cupboards, Indian Sandstone floor, opening back to the side lobby.

SIDE LOBBY
22'0" x 4'8" (6.73 x 1.44)
Indian Sandstone floor, sloping glass ceiling, double glazed windows to the side and rear (with fitted blinds), two radiators, wall light points, uPVC panel and double glazed exit door to outside. Opening through to the kitchen space. Door leading through to the utility and ground floor bathroom.

UTILITY ROOM
7'3" x 4'1" (2.23 x 1.26)
Wooden flooring, wall mounted gas fired combination boiler for central heating and hot water purposes, loft access storage space, plumbing for washing machine, space for tumble dryer, work surfacing above. Internal door to the bathroom.

BATHROOM
7'3" x 7'2" (2.21 x 2.20)
Three piece suite comprising shaped, curved bath with bath seat, mixer tap and handheld shower attachment, wash hand basin with mixer tap, storage cabinets beneath, push flush WC. Tiling to dado height to two walls, Indian Sandstone floor, chrome ladder towel radiator, double glazed window to the rear.

FIRST FLOOR LANDING
Doors to all three double bedrooms and first floor shower room. Radiator. Access to the loft space via pull-down loft ladders to an insulated loft.

BEDROOM ONE
13'10" x 9'6" (4.22 x 2.90)
Double glazed window to the front, radiator, built-in overstairs wardrobe space with mirror fronted sliding doors housing shelving, hanging rail and drawers.

BEDROOM TWO
10'1" x 9'1" (3.08 x 2.78)
Double glazed window to the rear, radiator.

BEDROOM THREE
10'4" x 7'10" (3.16 x 2.39)
Double glazed window to the rear overlooking the beautiful rear garden (with fitted roller blind), radiator.

SHOWER ROOM
10'0" x 3'6" (3.07 x 1.09)
Three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains shower, sliding glass screen/door, push flush WC, wash hand basin with mixer tap. Tiled splashbacks, storage cabinets beneath. Wall mounted chrome ladder towel radiator, extractor fan.

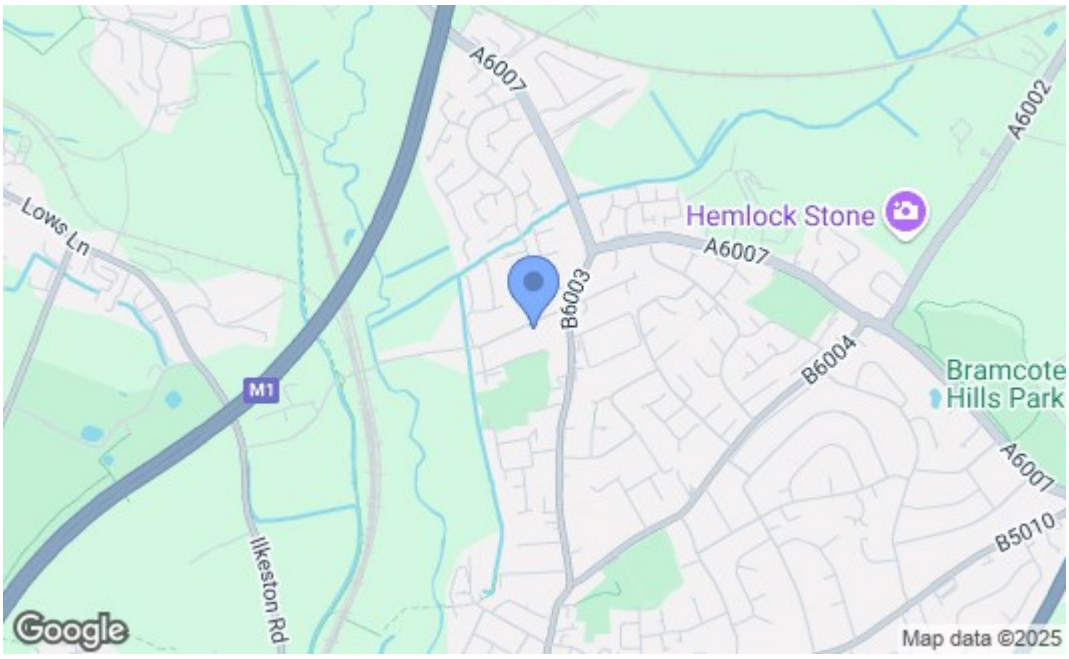
OUTSIDE
To the front of the property, there is a dwarf brick boundary wall, wrought iron railings, matching pedestrian wrought iron gate with pathway leading to the front entrance door. The pathway continues down the left hand side of the property to a sizeable pedestrian gate which then opens out into the rear garden.

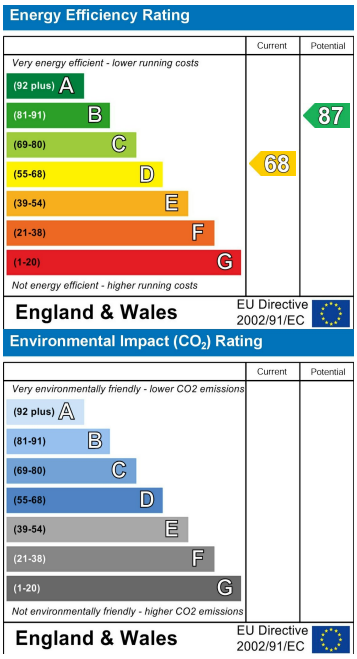
TO THE REAR
The rear South facing garden spans an impressive depth of heading northwards of 150ft, incorporates an extensive paved flagstone patio area (ideal for entertaining), being enclosed by timber fencing with concrete posts and gravel boards to the boundary line. In this area, there is an external water tap connected to the rear of the building, there is a covered pitched tiled roof gazebo within the patio space. To the patio area, there is an external power socket, log store and door into the first workshop. There is a large, good sized timber storage shed with sloping ceiling situated at the foot of the plot. Beyond the covered seating area, there is a pathway which matches the patio which continues down to the foot of the plot, passing a good size garden lawn also enclosed by timber fencing with concrete posts and gravel boards to the boundary line to one side and hedgerow to the other. Raised sleeper flowerbed with bushes and shrubbery. Beyond the pathway and lawn, the garden extends to a rear block paved patio space with off-street parking capability for four/five vehicles. This area is accessed via a pedestrian and electric gates to the rear accessed from the space to the rear of the property. Towards the foot of the plot, there are external lighting points and a further double power socket.

WORKSHOP
24'1" x 13'5" (7.35 x 4.10)
Side entrance door, double glazed window to the rear, ample power and lighting points, two storage cupboards, wall mounted electric consumer box, water and drainage.

STUDIO
21'7" x 10'7" (6.60 x 3.25)
uPVC panel and double glazed side entrance door, power and lighting points, wall mounted electric radiator.

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, continue left onto Pasture Road and proceed in the direction of Trowell. Take an eventual left hand turn onto Moorbridge Lane. The property can be found on the left hand side, identified by our For Sale board.





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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