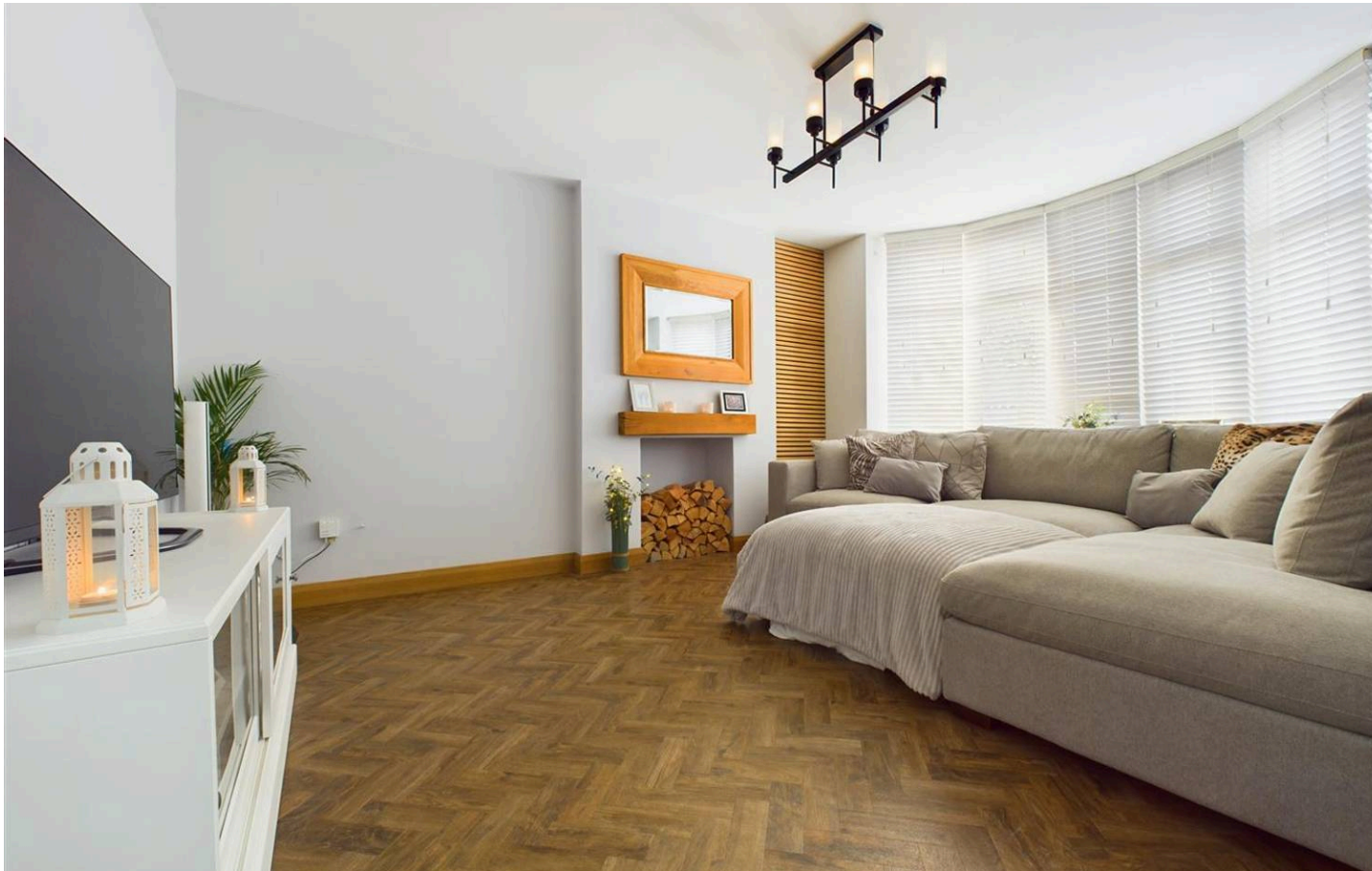




221 Pasture Road, Stapleford – NG9 8JB

Guide Price **£400,000**

DavidJames
the estate agent



221 Pasture Road

Stapleford, Nottingham

Council Tax band: D

Tenure: Freehold

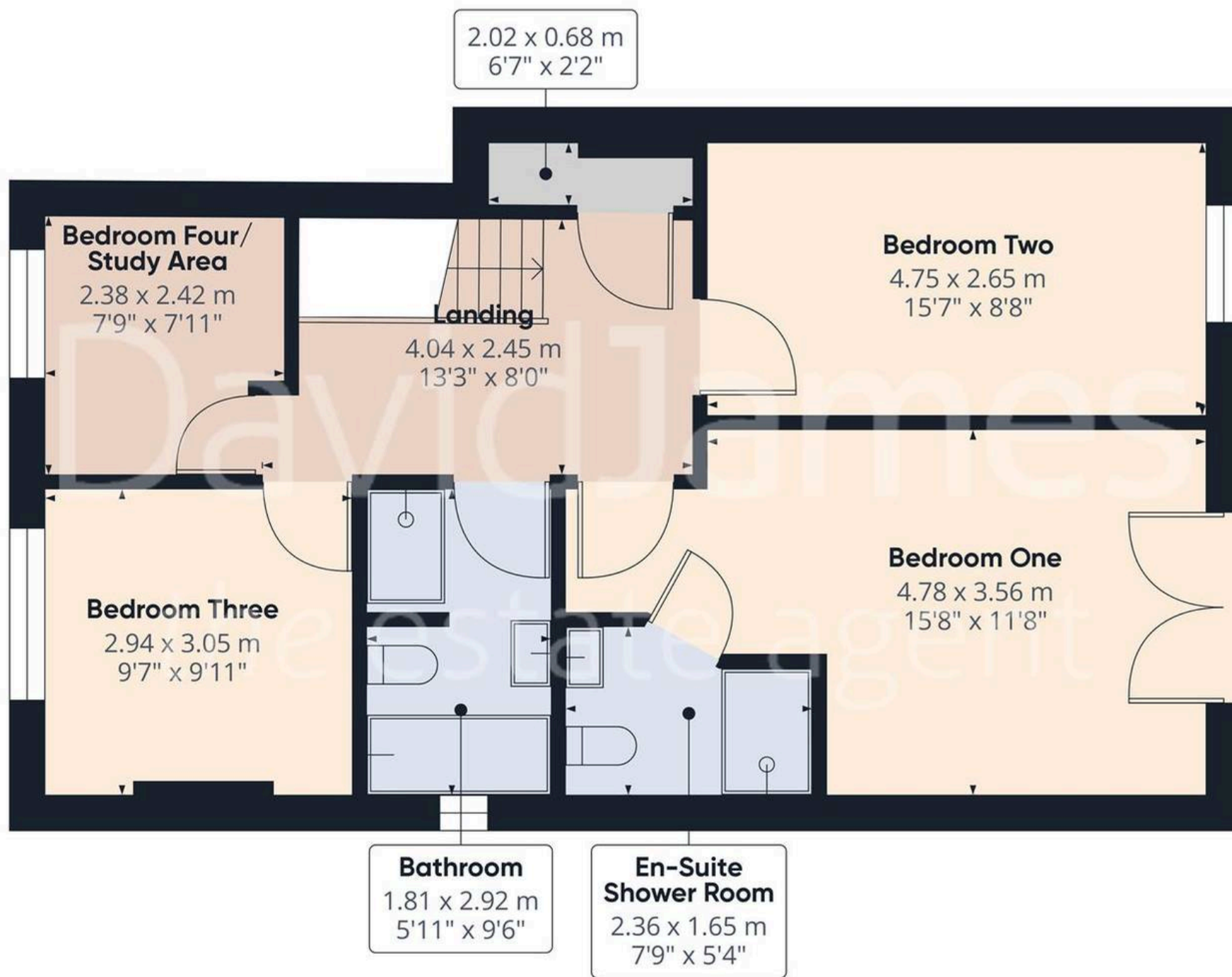
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculately-presented detached family home
- Four bedrooms including three double bedrooms
- Two reception areas including a well-presented lounge and a stunning open plan living space
- Contemporary kitchen with solid stone worktop and a range of quality integrated appliances
- Bifold doors leading to a beautifully landscaped rear garden and a great space for entertaining
- Separate utility room for additional appliances and storage
- Main bedroom benefits from luxury en-suite shower room, Juliet balcony and fitted wardrobes
- Plastered loft with skylight windows and lots of potential
- Full CCTV coverage and a Google Nest system
- Ready-to-move-in condition







Approximate total area⁽¹⁾

60.77 m²

654.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.