

Pasture Road  
Stapleford, Nottingham NG9 8GL

**Asking Price £210,000 Freehold**

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.





Benefitting from a ground floor extension which provides for a generous breakfast kitchen, as well as a useful utility room and cloaks/WC. The property also benefits from a double glazed conservatory, gas fired central heating and double glazing throughout.

The property has gated off-street parking, partial carport and a good size and attractively landscaped rear garden. The property is situated in a non-estate position within walking distance of the local Junior School, as well as Stapleford town centre and a regular bus service.

A great property for first time buyers and young families. An internal viewing is recommended.



### ENTRANCE HALL

Double glazed window, front entrance door, stairs to the first floor.

### LOUNGE/DINING ROOM

24'5" x 11'4" reducing to 8'7" (7.45 x 3.46 reducing to 2.63)

The lounge area has a flame effect gas fire with Adam-style surround, radiator, double glazed window to the front. The dining area has table and chair space, radiator. Door to breakfast kitchen and patio doors leading to the conservatory.

### CONSERVATORY

8'10" x 8'10" (2.7 x 2.7)

uPVC double glazed construction with aspect over the rear garden.

### BREAKFAST KITCHEN

12'7" x 7'1" increasing to 9'9" (3.84 x 2.16 increasing to 2.98)

Incorporating a modern fitted range of wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric double oven, gas hob with an extractor hood over. Matching breakfast bar, radiator, double glazed window to the rear, two skylights. Archway to utility room.

### UTILITY ROOM

5'1" x 3'11" (1.56 x 1.21)

Work surfacing, plumbing and space for washing machine. Door to WC.

### WC

Housing a low flush WC.

### FIRST FLOOR LANDING

Double glazed window. Doors to bedrooms and bathroom.

### BEDROOM ONE

12'7" x 9'8" (3.86 x 2.96)

Fitted cupboard housing "Ideal" gas combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

### BEDROOM TWO

11'6" x 8'8" (3.52 x 2.65)

Radiator, double glazed window to the front.

### BEDROOM THREE

7'9" x 7'2" (2.38 x 2.20)

Fitted cupboard, radiator, double glazed window to the front.

### SHOWER ROOM

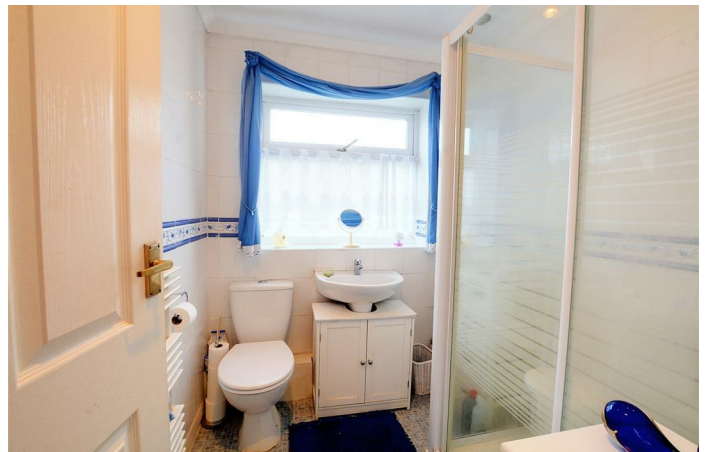
Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with power shower. Partially tiled walls, radiator, double glazed window.

### OUTSIDE

The front garden is laid to lawn with well tended trees and shrubs. Gated driveway providing off-street parking which leads to a partial carport. The rear garden is enclosed and of generous size, attractively landscaped with lawn, patio and matching pathways, well tended flower and shrub beds. The pathway leads to the foot of the garden plot, where a greenhouse and garden shed can be found.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue onto Pasture Road and the property can be found on the left hand side, identified by our For Sale board. Ref: 8270PS

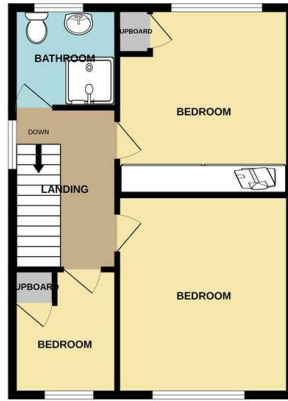




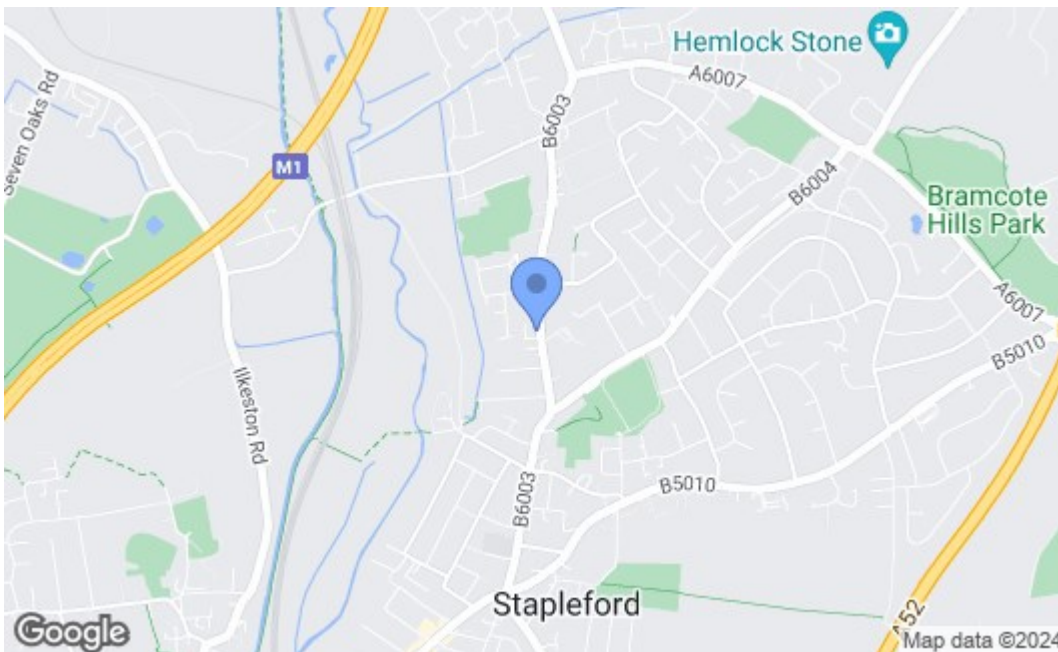
GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA - 1117 sq.ft. (103.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. 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			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.