



Pasture Road  
Stapleford, Nottingham NG9 8JB

**Offers Over £400,000 Freehold**

AN EXTENDED & EXTREMELY WELL  
PRESENTED BAY FRONTED FOUR  
BEDROOM DETACHED FAMILY HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Previously, the property had planning permission granted in March 2019 for a side dormer and loft conversion should the onward purchaser decide to re-investigate extending the property further.

The current accommodation is currently split over two floors and comprises of an entrance hall, ground floor WC, utility room, bay fronted living room and open plan "L" shaped family living/dining kitchen with feature bi-folding door opening out to the rear garden.

The first floor accommodation comprises four bedrooms (the principal with en-suite facilities) and four piece family bathroom suite. There are also foldaway wooden pull-down loft ladders accessed from the first floor landing providing access to a useable loft space which currently has no regulations to be classed as habitable accommodation but has previously been used as a study space/general storage.

Externally, to the front of the property there is a good size tarmac driveway providing side-by-side off-street parking. The rear garden is accessed via fully opening bi-fold doors from the family living/dining kitchen with a good size entertaining space leading onto a patio, lawn and rear covered outdoor kitchen/bar area with useful garden storage space situated at the foot of the plot.

The property sits favourably with easy access to nearby schooling for all ages, as well as good transport links to and from the surrounding area such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to a variety of national and independent retailers and shopping facilities in the nearby town centre, as well as Beeston and Ilkeston.

We believe the property will make an ideal long term family home with further potential to extend (see historic planning permission). We highly recommend an internal viewing.



## ENTRANCE HALL

23'4" x 5'10" (7.12 x 1.78)

Composite and double glazed front entrance door set within a double glazed feature archway, staircase rising to the first floor with decorative open spindle balustrade, alarm control panel, tiled floor, feature radiator, useful understairs storage cupboard, spotlights, double glazed window to the half landing (with fitted blinds). Doors leading to the lounge, open plan family living/dining kitchen, utility and WC.

## LOUNGE

16'1" x 11'10" (4.91 x 3.61)

Double glazed bay window to the front (with fitted blinds), feature vertical panelling, parquet-style wooden flooring, radiator, TV/fibre/telephone points.

## CLOAKS/WC

5'1" x 3'5" (1.55 x 1.05)

Modern white two piece suite comprising a hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Tiling to dado height, tiled floor, radiator, double glazed window to the front, spotlights, extractor fan.

## UTILITY ROOM

5'6" x 4'11" (1.70 x 1.52)

Fitted with a range of matching base and wall storage cupboards with square edge work surfacing, plumbing for washing machine, space for tumble dryer, tiled floor, tiled splashbacks, extractor fan, composite and double glazed exit door to the side, spotlights.

## OPEN PLAN FAMILY LIVING/DINING KITCHEN

22'5" x 20'6" (6.84 x 6.26)

The kitchen area comprises a range of contrasting fitted base and wall storage cupboards and drawers, with inset one and half bowl sink and drainer with swan-neck mixer tap and tiled splashbacks. Fitted eye-level double oven, five ring gas burner with extractor over, integrated dishwasher. Opening through the dining area with ample space for dining table and chairs. Further family area with two vertical radiators, a continuation of the tiled floor, media points, spotlights to the ceiling, double glazed window to the rear, feature bi-fold opening doors to the rear garden patio (with fitted electronically operated roller blinds).

## FIRST FLOOR LANDING

Useful storage cupboard to the top of the stairs, spotlights, loft access point via wooden pull-down loft ladder to a plastered, painted and ready to use lit and insulated loft space with two Velux roof windows to either side of the loft. Planning permission has been previously granted for a conversion (see planning documents as of 2019). Doors to all bedrooms and bathroom.

## BEDROOM ONE

20'10" x 11'8" (6.37 x 3.57)

Double glazed French doors opening out to a rear Juliet balcony (with fitted blinds) overlooking the rear garden, two feature vertical radiators to either side of the French doors, spotlights, TV point, fitted wardrobes with inset lighting, shelving and hanging space.

## EN-SUITE

Modern white three piece suite comprising walk-in tiled shower cubicle with electric shower and glass shower screen/door, hidden cistern push flush WC and wash hand basin with waterfall-style mixer tap and double storage drawers beneath. Ladder towel radiator, tiled walls and floor, LED spotlights, extractor fan.

## BEDROOM TWO

15'7" x 8'7" (4.76 x 2.62)

Double glazed window overlooking the rear garden (with fitted blinds), radiator, wall light points, spotlights, partially vaulted ceiling.

## BEDROOM THREE

10'3" x 10'0" (3.13 x 3.05)

Triple glazed window to the front (with fitted blinds), radiator.

## BEDROOM FOUR

8'0" x 7'11" (2.44 x 2.42)

Triple glazed window to the front (with fitted blinds), radiator.

## FAMILY BATHROOM

9'6" x 5'10" (2.92 x 1.78)

Four piece suite comprising tiled-in bath with mixer tap, hidden cistern push flush WC, wash hand basin with mixer tap and double storage drawers beneath, separate tiled and enclosed shower cubicle with dual head mains shower. LED spotlights, extractor fan, tiled walls and floor, double glazed window to the side.

## ATTIC SPACE

Accessed via a pull-down loft ladder from the landing to a plastered/painted and useable loft space with lighting and power.

## OUTSIDE

To the front of the property there is a double side-by-side tarmac driveway providing comfortable off-street parking spaces for two/three vehicles with gated pedestrian side access leading to the rear.

## TO THE REAR

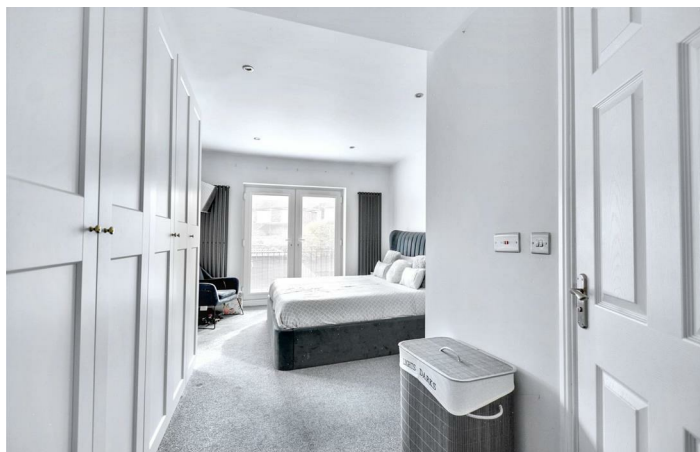
The rear garden is of a generous proportion, being enclosed by timber fencing to the boundary lines. The garden benefits from an initial paved patio area (ideal for entertaining), good size composite decked entertaining space, leading onto a lawn which in turn leads to a purpose-built covered outdoor kitchen/bar measuring approximately 7m x 3m with the addition of a useful storage cupboard attached to the side. In the garden, there is external power and lighting points, outside water tap, pedestrian gated access which leads back to the front.

## DIRECTIONAL NOTE

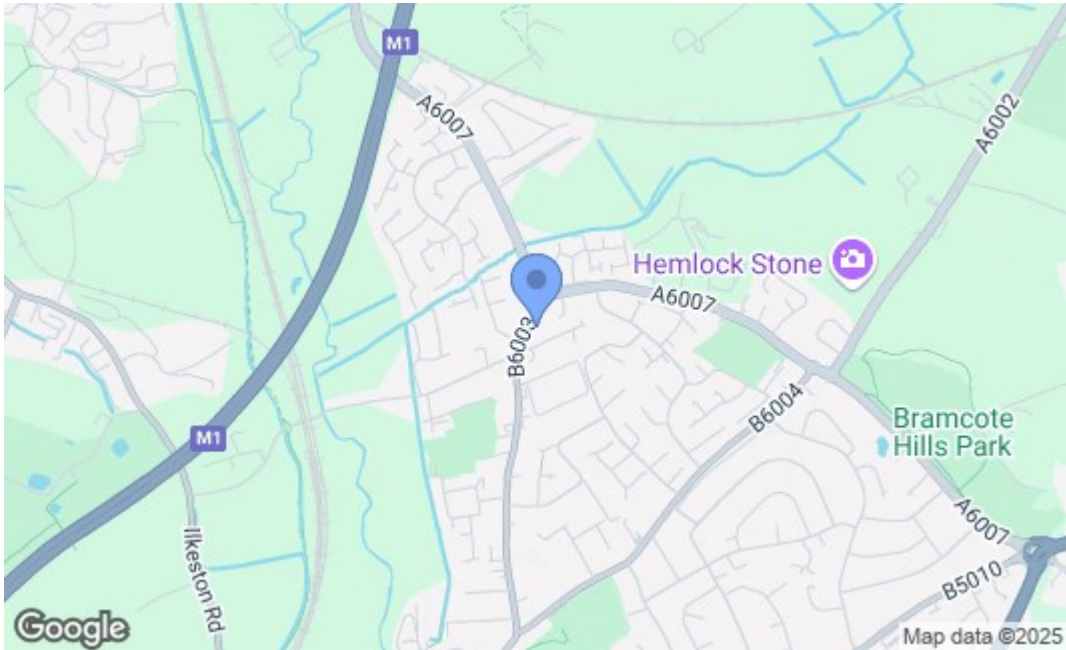
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and head in the direction of Trowell. The property can then be found on the right hand side, just prior to the mini roundabout.

## AGENTS NOTE

Planning permission was granted in March 2019 for a dormer loft extension accessed via a new staircase from the landing, without affecting the other bedrooms in situ. Further details can be found on the Broxtowe Planning Portal using the reference number 19/00161/CLUP.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
(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		
England & Wales 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.