Robert Ellis

look no further. . .

Pasture Road
Stapleford, Nottingham NG9 8GL

A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE.

£205,000 Freehold

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Set back from the road on a larger than average garden plot is this traditional two double bedroom semi detached house.

What sets this property apart from many is the garden plot that it sits on. With gated off-street parking for at least 2-3 vehicles leading to a single garage. The rear garden offers a large space with a central lawn, patio and further paved area at the foot of the plot. The garden and plot offer fantastic scope and potential for possible extension (subject to necessary permissions, etc.).

This well presented property comes to the market in a ready to move into condition with features including gas fired central heating and double glazed windows. The accommodation comprises entrance porch, hallway, lounge, extended dining kitchen with modern units, rear lobby and useful cloaks WC. To the first floor, the landing provides access to two double bedrooms and family bathroom.

Situated in this popular suburb, great for families and commuters alike. The junior school is a short walk away, as is a regular bus service, local shops and amenities. For those looking to commute further afield, there are good road links leading to Nottingham, Derby, Beeston, Nottingham University and Queen's Medical Centre.

This property is ideal for first time buyers and families, and is offered for sale with NO CHAIN.

ENTRANCE PORCH
uPVC double glazed windows and door. Glazed door leading to the hallway.

ENTRANCE HALLWAY
Radiator, stairs to the first floor. Door to lounge.

LOUNGE
13'5" x 11'11" (4.10 x 3.64)
Inset living flame gas fire with surround, two radiators, double glazed bay window to the front. Door to dining kitchen.

DINING KITCHEN
18'4" x 8'3" increasing to 13'10" to dining area (5.60 x 2.52 increasing to 4.24 to dining area)
The kitchen area comprises a Shaker-style range of wall, base and drawer units, with contrasting worktops and inset stainless steel sink unit with single drainer. Built-in gas double oven, gas hob and extractor hood over. Integrated washing machine, larder fridge. Electric flame-effect fire and surround, double glazed window. The dining area has a radiator and double glazed window. Door to rear lobby.

WALK-IN UNDERSTAIR STORE CUPBOARD/PANTRY
Housing the gas combination boiler (for central heating and hot water).

REAR LOBBY
Door to cloaks/WC, radiator, double glazed door to rear garden.

CLOAKS/WC
Housing a two piece suite comprising wall mounted wash hand basin, low flush WC. Radiator, double glazed window.

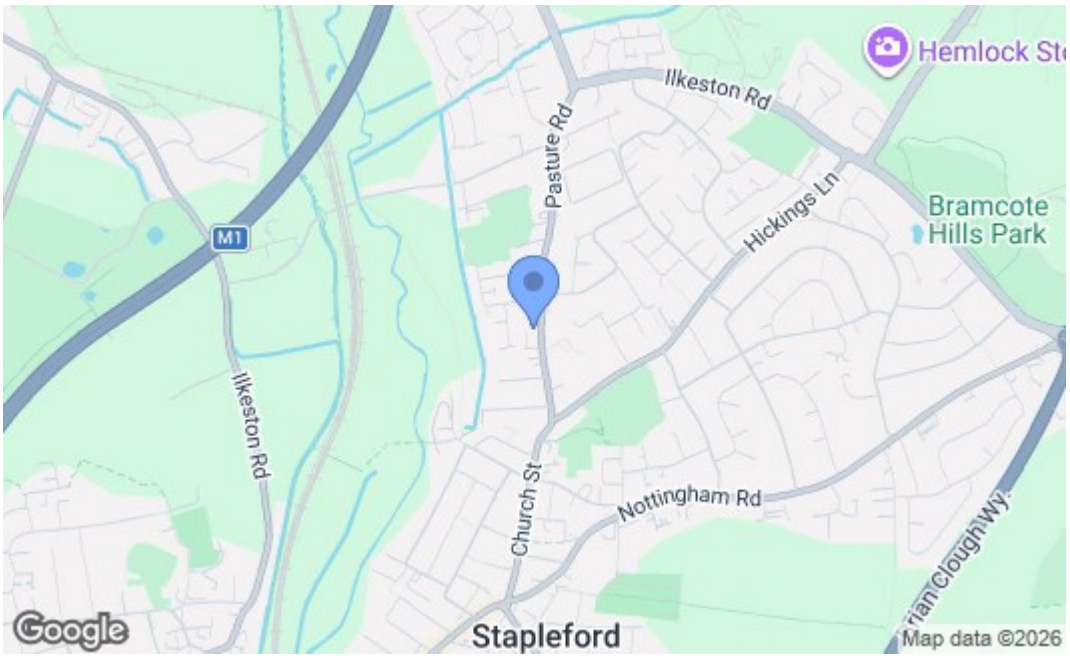
FIRST FLOOR LANDING
Double glazed window. Doors to bedrooms and bathroom.

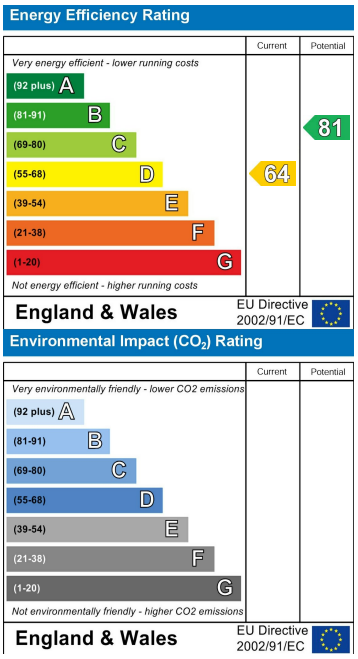
BEDROOM ONE
12'0" x 11'11" (3.66 x 3.64)
Double glazed window to the front, radiator. Walk-in overstair store cupboard with radiator and double glazed window.

BEDROOM TWO
11'5" x 8'11" (3.50 x 2.73)
Built-in linen cupboard, radiator, double glazed window to the rear.

BATHROOM
7'6" x 5'10" (2.31 x 1.80)
Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower and screen over. Radiator, partially tiled walls, double glazed window.

OUTSIDE
To the front, the property is set back from the road with a walled and fenced-in front garden with section of garden laid to lawn flanked with bedding. Wrought iron gates open to a driveway providing parking for at least two vehicles. The driveway continues along the side of the property to a sectional concrete single garage. There is also a wrought iron gate leading to the rear garden. The rear garden is of a generous size with patio, central garden area laid to lawn flanked with bedding. A pathway runs through this section of the garden to a further garden area at the foot of the plot with paved area and raised planters. Garden shed.





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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