Robert Ellis

look no further. . .

Brookhill Street
Stapleford, Nottingham NG9 7GJ

A VICTORIAN THREE DOUBLE BEDROOM
DETACHED HOUSE

Offers Over £290,000 to £315,000

Freehold

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WE ARE DELIGHTED TO OFFER FOR SALE THIS VICTORIAN THREE DOUBLE BEDROOM DETACHED HOUSE. WITH PARKING TO THE REAR

This surprisingly spacious period property has been well maintained by the current owners and comes to the market in ready to move into condition, with original features such as attractive Minton tiled floor in the spacious hallway. There are two equally proportioned reception rooms, one used as a lounge with feature Inglenook fireplace and cast iron log burner, whilst the other is used as a sitting room which equally could be used as a playroom/study etc. The open plan dining kitchen makes a great social space for families and entertaining. There is a partial galleried first floor landing with two windows bringing in a great amount of natural light, which provides access to the three double bedrooms and family bathroom.

What cannot be appreciated from the front elevation is the larger than expected rear gardens, which are tiered, with generous terraced patio, lower seating areas and lawn and the property benefits from off-street parking, accessed from an adjacent street, with the potential for further off-street parking under a carport that is currently used as a workshop/store.

Situated in this popular residential suburb, the property is suitable for families and commuters alike as schools for all ages are within walking distance, including Fairfield, William Lilley and George Spencer Academy. The town centre is also within walking distance, as is a regular bus service and for those wishing to commute, the A52 for Nottingham, Derby, Junction 25 of the M1 Motorway and the Nottingham Tram Park and Ride are all a few minutes drive away.

Centrally heated and double glazed, the property has had a new roof covering in recent years and we strongly recommend an early internal viewing to fully appreciate the accommodation on offer.

HALLWAY
12'9" x 6'5" (3.9 x 1.98)
Composite front entrance door, double glazed window, original Minton tiled floor, stairs to the first floor with wood spindle balustrade, radiator, understairs storage cupboard and doors to ground floor rooms.

LOUNGE
13'1" x 11'10" (4.01 x 3.63)
Feature Inglenood style fireplace with original beam work and exposed chimney breast with inset cast iron log burner. Radiator, double glazed window to the rear and double glazed bay window to the front.

SITTING ROOM
12'9" x 11'1" (3.9 x 3.38)
Two full height fitted cabinets, radiator and double glazed bay window to the front.

DINING KITCHEN
18'6" x 10'0" (5.66 x 3.06)
The KITCHEN AREA comprises a range of fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl stainless steel sink unit with single drainer. Leisure Cookmaster gas/electric range. Plumbing and space for washing machine and dishwasher. Cupboard housing Worcester gas central heating boiler, DINING AREA with table and chair space. Radiator, double glazed windows to the rear and double glazed rear exit door.

FIRST FLOOR LANDING
Wood spindle balustrade, doors to bedrooms and bathroom and two double glazed windows bringing in maximum natural light.

BEDROOM 1
13'1" x 11'1" (4 x 3.38)
Original and now ornate fireplace, two fitted wardrobes, radiator and double glazed window to the front.

BEDROOM 2
12'11" x 11'10" (3.96 x 3.61)
Radiator and double glazed window to the front.

BEDROOM 3
9'11" x 12'0" reducing to 7'9" (3.03 x 3.66 reducing to 2.37)
Radiator and double glazed window to the rear enjoying far reaching views over the surrounding area.

BATHROOM
10'5" x 6'10" (3.2 x 2.09)
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush w.c. and twin end bath with central taps and thermostatically controlled shower over. Linen cupboard, radiator and double glazed window.

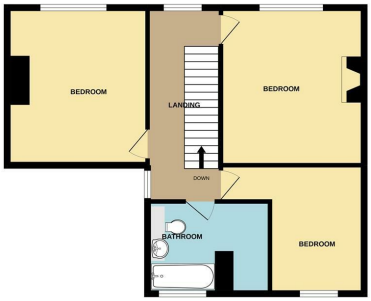
OUTSIDE
Enclosed front garden with picket fence and pedestrian gate with gated access at the side of the house leading to the rear garden. The rear gardens are of a generous size incorporating large terraced patio area with access to the cabin/home office and gated steps leading to a second terraced patio area. Further steps then lead to a decked area, beyond which is the main garden laid to lawn with raised bedding, 2 garden sheds and further decked seating area at the foot of the plot with gates leading to side carport, currently used as a workshop and wood store and further gates leading to off-street parking, which is accessed off the neighbouring street.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and turn right onto Brookhill Street. Continue down the hill and the property can then be found on the right hand side, identified by our For Sale board.

Ref: 7409ps

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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 by any prospective purchaser. 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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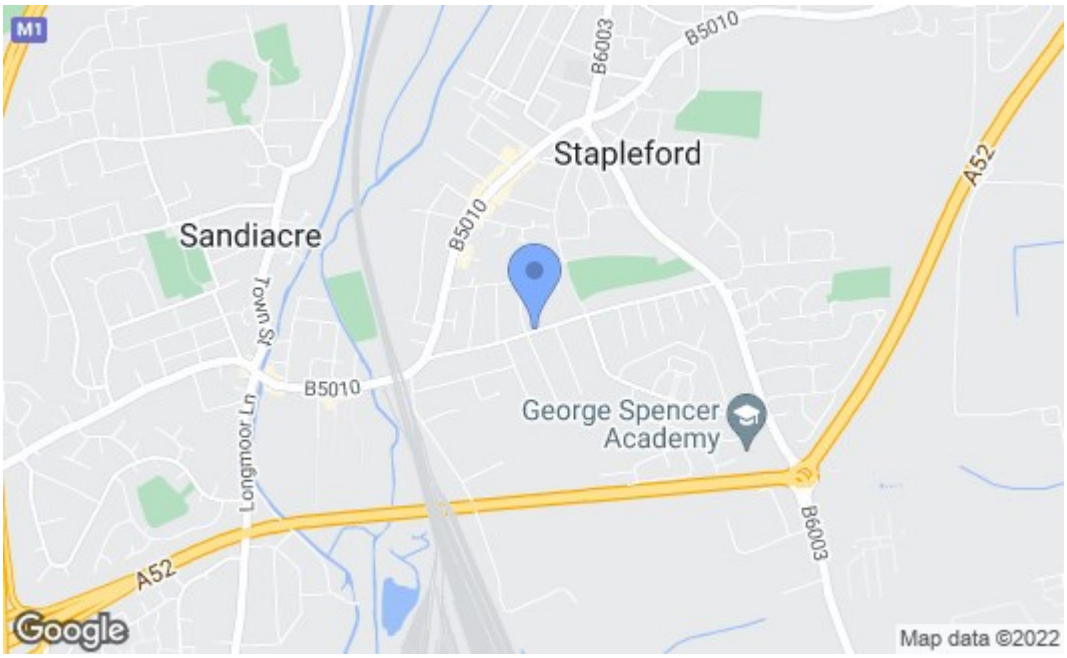

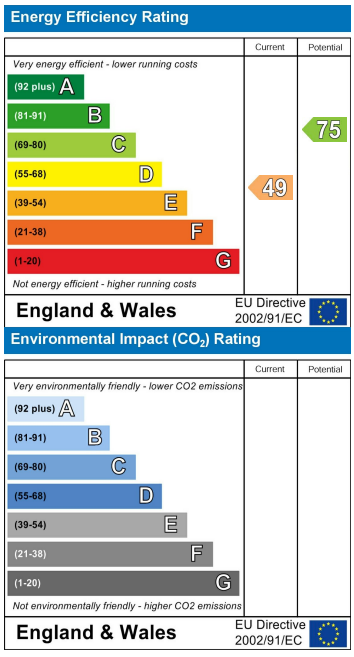

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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