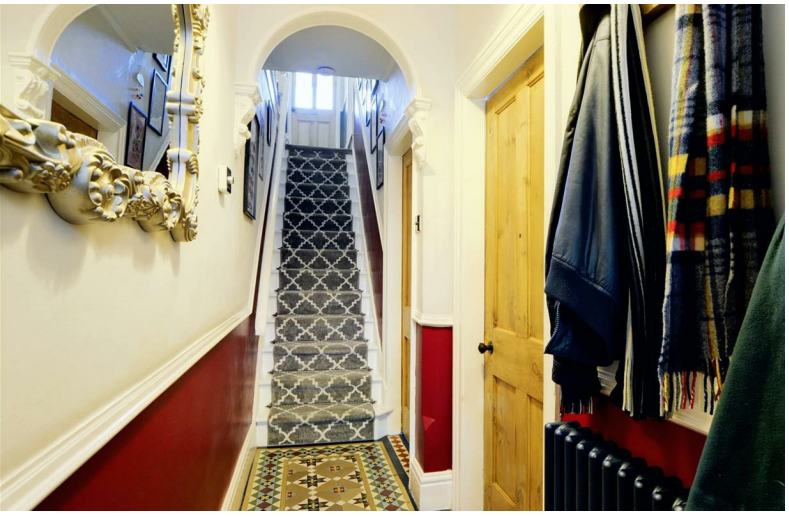
Robert Ellis

look no further. . .



Brooke Street
Sandiacre, Nottingham NG10 5JB

A THREE BEDROOM END OF TERRACE HOUSE.

Offers Over £250,000 Freehold

So often it is said that appearances can be deceptive. That is certainly the case with this property.

Behind this modern period facade lies an incredibly spacious three bedroom family home, with many original period features sympathetically blended with modern and contemporary finishes to provide for a family home that certainly has the WOW factor.

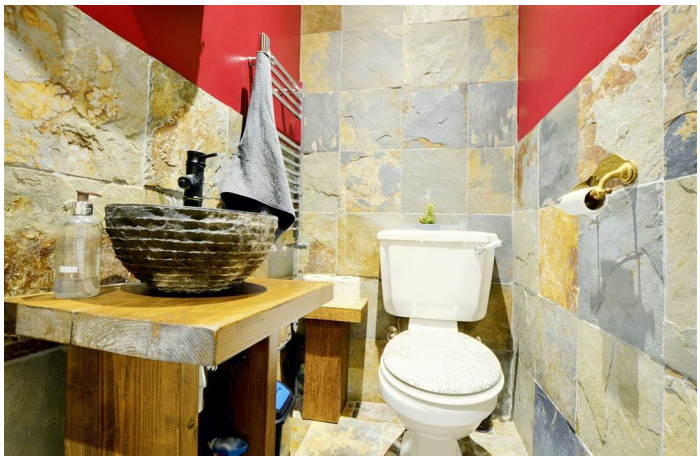
As soon as you step over the threshold, you know that you are coming into something special, with an original Minton tiled floor and corbelled archway to the staircase. There are two generous reception rooms and an impressive family dining kitchen with partial vaulted ceiling, an array of high quality units, a range cooker and bi-fold doors opening to the rear garden.

Further features of this property include gas fired central heating served from a combination boiler, double glazed windows, recently replaced roof covering, an en-suite shower room to the principal bedroom and a Victorian inspired family bathroom with "slipper" bathtub.

Situated on a corner position with enclosed gardens to the side and rear which include gated off-street parking and a large timber-clad workshop.

A great location for families and commuters alike. Schools for all ages are within walking distance, indeed Ladycross Infants School is on the next street. The A52 and Junction 25 of the M1 motorway are a few minutes drive away, as is the park and ride for the Nottingham tram.

A quite remarkable property with the size of the accommodation and the overall charm and appeal, this can only be appreciated once viewed.



ENTRANCE PORCH
Double glazed front entrance door, original Minton tiled floor. Stained glass internal door leading to the hallway.

HALLWAY
A continuation of the Minton tiled floor from the entrance porch, corbelled arch to the ceiling which leads you to the staircase with feature stair rods. Radiator. Doors to the lounge and dining room.

LOUNGE
13'11" x 13'0" (4.26 x 3.98)
Period style cast iron fireplace with tiled inserts, wood surround and mantel. Original coving and picture rail, radiator, double glazed windows to the side and front.

DINING ROOM
14'0" x 13'8" (4.28 x 4.18)
Inset cast iron burner. Radiator, double glazed window to the rear.

INNER LOBBY
Door to family dining kitchen and door to cloaks/WC.

CLOAKS/WC
Comprising a low flush WC, vanity unit and sink. Slate tiling to the floor and splashbacks to walls, towel rail.

FAMILY DINING KITCHEN
21'7" x 11'5" (6.6 x 3.48)
A superb space for entertaining and socialising with a comprehensive and high quality range of wall, base and drawer units, with wood block work surfacing and inset ceramic Belfast sink unit. Fitted Rangemaster range-style cooker with extractor hood over. Integrated dishwasher, plumbing and space for washing machine, space for American-style fridge/freezer. Underfloor heating, partial vaulted ceiling with Velux double glazed roof windows. Double glazed windows to the side elevation and double glazed bi-fold doors to the rear garden.

FIRST FLOOR LANDING
Wood spindle balustrade, original fitted cupboard, hatch and ladder to boarded loft with light.

BEDROOM ONE
14'2" x 13'10" (4.32 x 4.22)
Radiator, double glazed windows to the side and rear. Door to en-suite.

EN-SUITE
8'1" x 4'11" (2.48 x 1.51)
An eclectic mix of styles, low flush WC, wooden pedestal vanity unit with bespoke coloured glass, wash hand basin with wall mounted mixer taps. Large walk-in shower cubicle with rain head shower rose and body jet system. Heated towel rail, slate tiled floor and splashbacks, double glazed window.

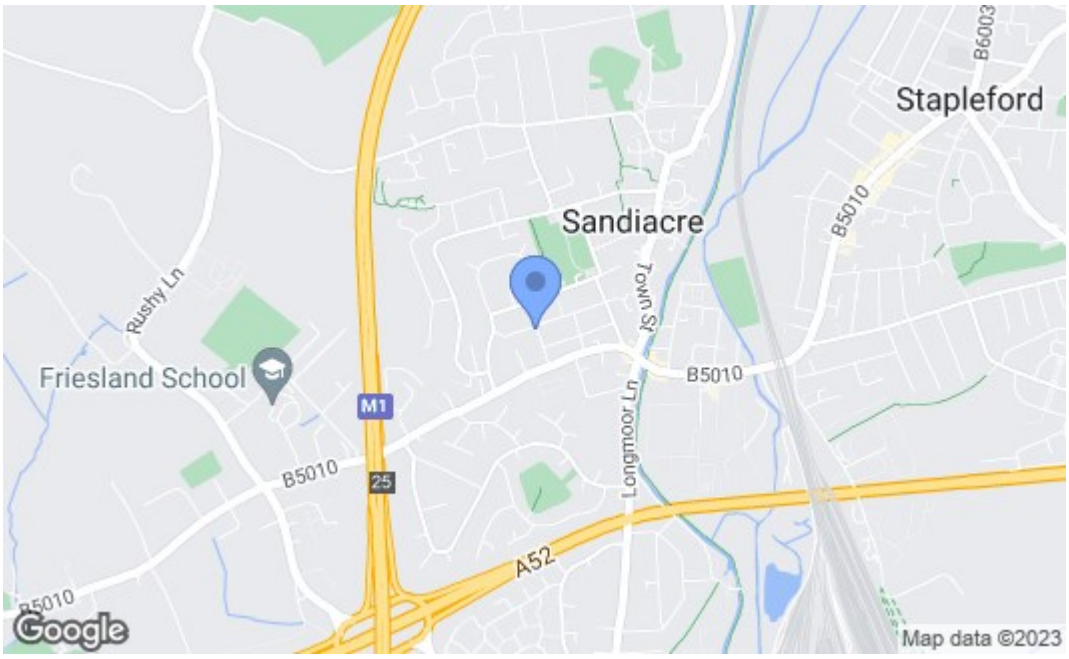
BEDROOM TWO
14'0" x 13'10" (4.27 x 4.24)
Radiator, double glazed windows to the side and front.

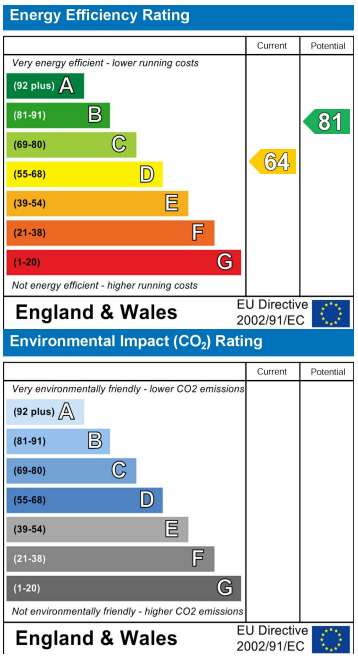
BEDROOM THREE
11'6" x 7'1" (3.51 x 2.16)
Currently used as a double bedroom with double glazed window to the front.

FAMILY BATHROOM
11'8" x 9'10" (3.56 x 3)
A generous room with a Victorian inspired theme with high flush WC, rolled top "slipper" bathtub with claw feet, period-style mixer taps with handheld shower attachment, twin wash hand basins with vanity unit. Underfloor heating, partially tiled walls, radiator, built-in airing cupboard with radiator. Double glazed window.

OUTSIDE
To the front there is a small walled-in forecourt leading to the front door. There is also a walled-in side area and pathway which leads to a gate and a further side garden with feature paving, hard standing and children's wendy house. The feature paving runs along to the rear elevation and turns into a patio beyond the bi-fold doors. A gabion and sleeper retaining wall with steps leads to the main garden laid to lawn flanked with raised beds. There is an area laid to hard standing with vehicle gates accessed from Victoria Road providing off-street parking. At the foot of the plot is a large timber-clad garden shed/workshop.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the railway bridge onto Station Road Sandiacre. At the traffic light crossroads, continue straight over into Derby Road. Follow the road along taking the third right onto Brooke Street and continue to the end of the road where the property can be found on the corner with Victoria Road, identified by our For Sale board. Ref: 8285PS





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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