



Brooke Street  
Sandiacre, Nottingham NG10 5JB

A TWO BEDROOM MEWS-STYLE  
PROPERTY.

**£165,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RARE AND UNUSUAL TWO STOREY, TWO BEDROOM MEW-STYLE PROPERTY SITUATED IN THE HEART OF SANDIACRE.

With accommodation over two floors, the ground floor comprises kitchen and living room. The first floor landing provides access to the main principal bedroom with fitted wardrobes, open plan bedroom two/office space, and a modern shower room.

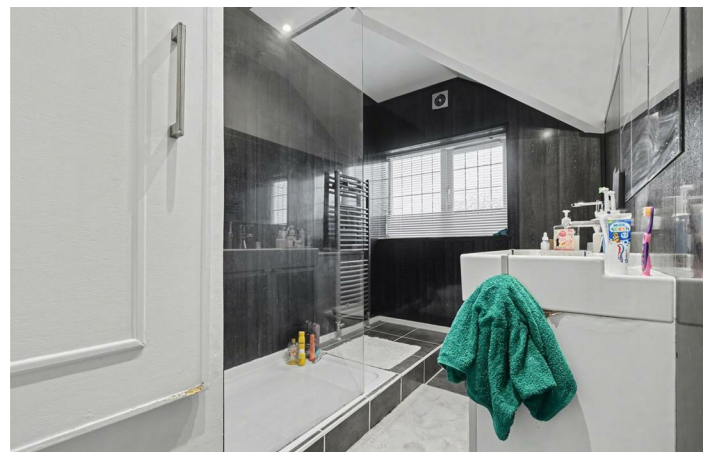
The property also benefits from gas fired central heating from a combination boiler, double glazing, and off-street parking to the front set within its front garden area.

The property is situated in the heart of Sandiacre, within walking distance of the local amenities, shopping facilities, doctors/dentist and schooling for all ages (if required).

There is good access to nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Historically, we believe the property to be a former stable, retaining period characteristics such as the walled front garden and Georgian-style double glazed windows throughout the property.

The property will make an ideal first time buy and we highly recommend an internal viewing.



## KITCHEN

13'5" x 9'3" (4.11 x 2.83)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with square edge work surfaces, inset one and a half bowl sink unit and drainer with pull-out spray hose mixer tap. Power points incorporating USB charging points, inset four ring hob with extractor over and oven beneath, plumbing and space for under-counter kitchen appliances such as washing machine and/or tumble dryer, space for full height fridge/freezer, space for dining table and chairs, spotlights, coving, radiator, tiled floor, Georgian-style uPVC double glazed window to the front (with fitted blinds). uPVC panel and double glazed stable-style door opening out from the front.

## LIVING ROOM

15'2" x 12'9" (4.63 x 3.90)

uPVC double glazed French doors to the front (with fitted blinds), double glazed Georgian-style window to the front (with fitted blinds), useful understairs storage cupboard, two radiators, spotlights, laminate flooring, media points.

## FIRST FLOOR

### OPEN PLAN LANDING OFFICE SPACE/BEDROOM TWO

13'0" x 10'3" (3.97 x 3.13)

Believed to have previously had a stud wall and doorframe making a smaller but separate second bedroom, this is now an open plan landing office space/bedroom area with doors to the main bedroom and bathroom. Georgian-style double glazed window to the front (with fitted blinds), radiator, spotlights, feature blockwork windows to the rear.

### BEDROOM ONE

10'9" x 8'9" (3.29 x 2.68)

uPVC double glazed Georgian-style windows to the front (with fitted roller blind), radiator, TV point, fitted wardrobes.

### SHOWER ROOM

9'8" x 5'9" (2.97 x 1.77)

Modern white three piece suite comprising walk-in double

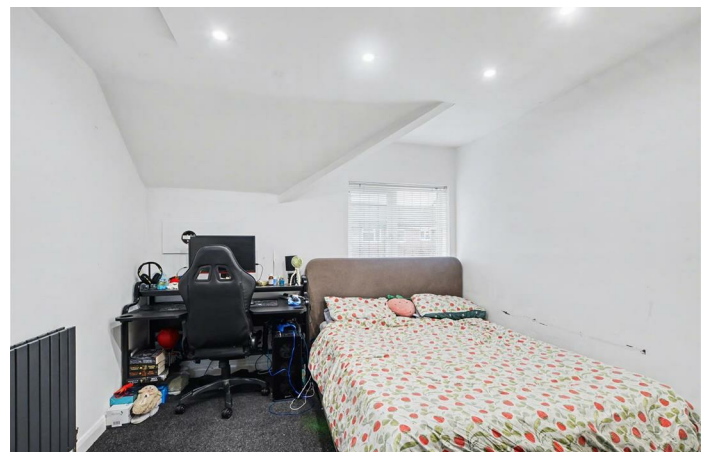
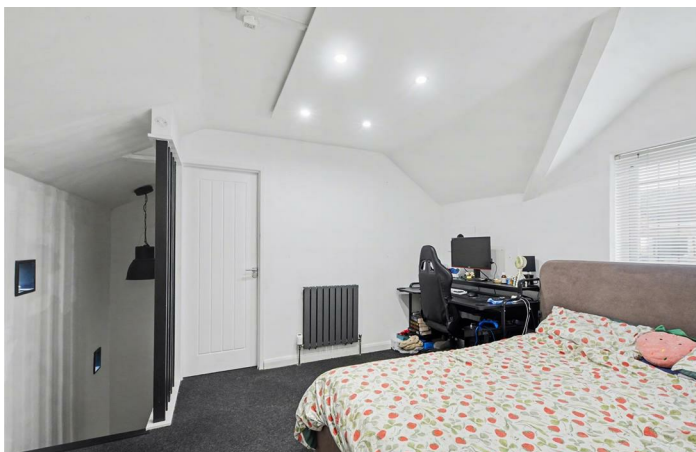
size shower cubicle with rainwater-style mains shower over, hidden cistern push flush WC, oversized wash hand basin with central mixer tap and double storage cabinets beneath. Double glazed window to the front (with fitted blinds), ladder-style towel radiator, extractor fan, decorative splashboards, spotlights, tiled floor, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## OUTSIDE

To the front of the property, there is a walled garden with lawn, paved patio area and matching pathway which provides access to the front entrance stable-style door. Decorative plum slate chippings providing a hard standing parking space, useful external garden store/shed which has the benefit of power and lighting. Tiled canopy to the front of the property providing a covered seating area with an external light and water tap.

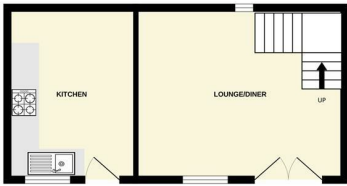
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. At Sandiacre traffic lights, continue straight over onto Derby Road and proceed in the direction of Risley. Look for and take a right hand turn onto Brooke Street and the property can be found tucked away on the left hand side within The Mews, identified by our For Sale board.





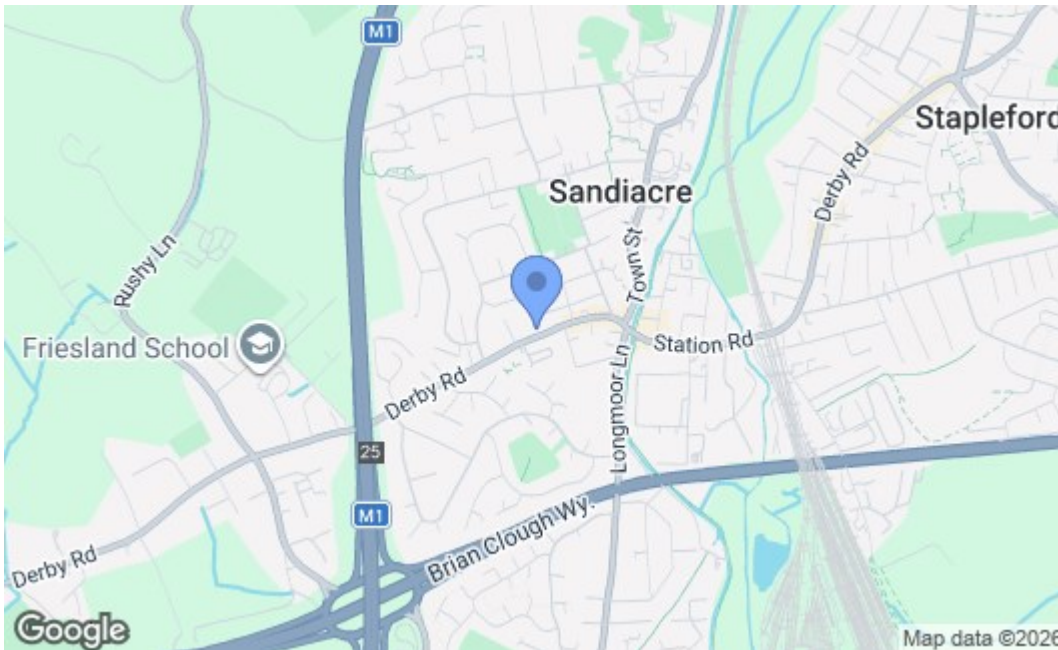
GROUND FLOOR



1ST FLOOR



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. Made with Metropix C2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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	

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