



Brooke Street  
Sandiacre, Nottingham NG10 5JB

A VICTORIAN THREE BEDROOM  
TERRACED HOUSE.

**Asking Price £215,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED FLAT-FRONTED VICTORIAN THREE BEDROOM TERRACED HOUSE SITUATED WITHIN THE HEART OF SANDIACRE.

With generous accommodation over two floors, the ground floor comprises entrance hall with useful understairs storage space and hatch down to a cellar, living room, dining room, kitchen and conservatory. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combi boiler, double glazing, enclosed easy to maintain garden space with useful external utility room with power, lighting and plumbing.

The property sits within the heart of Sandiacre and is only a short walk away from a variety of nearby amenities. There is also easy access to excellent schooling for all ages such as Ladycross, Cloudside and Friesland schools, whilst access to nearby good commuter links such as the i4 bus route, A52 for Nottingham/Derby and Junction 25 of the M1 motorway is all but a short distance away.

We believe that the property would make an ideal first time buy or young family home and highly recommend an internal viewing to fully appreciate the effort put into the property by the current owners.



## HALL

16'1" x 5'11" (4.91 x 1.81)

Composite and double glazed front entrance door, staircase rising to the first floor with decorative open spindle balustrade and wall panelling, radiator, original tiled floor, meter cupboard, alarm control panel, coving and doors to living room, dining room and understairs storage space. Within the understairs storage space there is a lift-up hatch providing access to the cellar with lighting.

## LOUNGE

13'3" x 12'11" (4.04 x 3.94)

Double glazed window to the front, radiator, decorative coving, picture rail and dado rail, ceiling rose, media points and feature fire surround with decorative tiled inserts and matching hearth. Georgian-style door back to the hallway and matching Georgian-style doors opening to the dining room.

## DINING ROOM

13'10" x 11'11" (4.24 x 3.64)

Georgian-style panel and glazed door to the conservatory, double glazed window to the rear, radiator, Georgian-style door back to the hallway, useful storage cupboard with shelving and archway opening through to the kitchen.

## KITCHEN

10'10" x 6'9" (3.31 x 2.08)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with central mixer tap and draining board, fitted counter-level four ring hob with extractor over and oven beneath, gas fired combination boiler (for central heating and hot water), space for full height fridge/freezer, plumbing for dishwasher, space for further under-counter kitchen appliance (if required), display shelving, panel ceiling with spotlights, tiled floor and double glazed window to the rear (with fitted blinds).

## CONSERVATORY

11'3" x 5'8" (3.44 x 1.75)

Brick and uPVC double glazed construction with double glazed windows to the right hand side and to the rear surrounded by double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

With doors to all bedrooms and bathroom, radiator, coving and decorative open spindle balustrade. Loft access point to a boarded loft space with Velux roof window.

## BEDROOM ONE

13'2" x 12'0" (4.03 x 3.66)

Double glazed window to the front, fitted bench, radiator, coving and fitted storage cupboard.

## BEDROOM TWO

13'11" x 10'8" (4.25 x 3.27)

Double glazed window to the rear, radiator, coving, electric ceiling fan, laminate flooring and a range of fitted wardrobes and drawers. Additional useful fitted storage cupboard.

## BEDROOM THREE

8'3" x 6'10" (2.53 x 2.10)

Double glazed window to the front, radiator and coving.

## BATHROOM

6'11" x 6'10" (2.13 x 2.09)

Modern white three piece suite comprising "P" shaped bath with glass shower screen and dual attachment hydro electric shower over, wash hand basin with mixer tap and storage cupboards beneath, push flush WC. Partial wall tiling, radiator, coving, spotlights, extractor fan, wall mounted mirror-fronted bathroom cabinet and double glazed window to the rear (with fitted roller blind).

## OUTSIDE

To the front of the property there is a pathway providing access to the front entrance door with dwarf brick boundary wall and side pedestrian gate through a covered and lit passageway leading through to the rear garden.

## REAR GARDEN

The rear garden has been designed for ease of maintenance with an astro turf section surrounded by York stone patio (ideal for entertaining), raised beds incorporating a variety of mature bushes and shrubbery with the garden being enclosed by brick walls to the boundary lines. Within the garden there is also a useful external water tap, gated pedestrian access leading back around to the front, external lighting point and brick built utility room.

## BRICK BUILT UTILITY ROOM

With uPVC entrance door, double glazed windows to the front and side, power, lighting and plumbing for washing machine and space for further under-counter tumble dryer or additional appliances (if required), with roll top work surface space above.

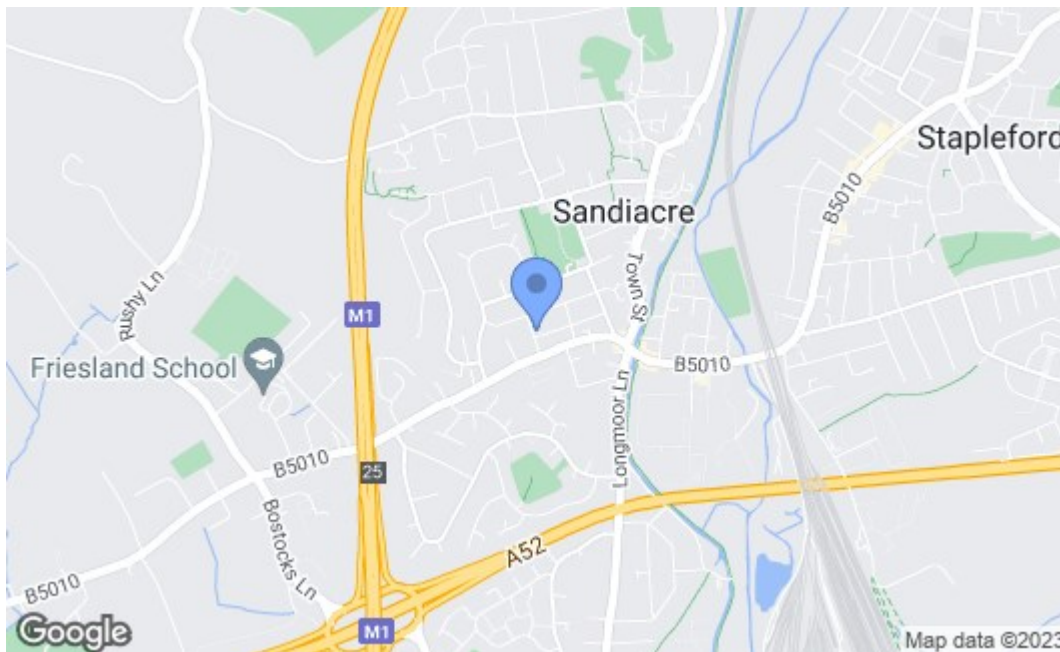
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road Sandiacre and after passing the Co-operative Store, take a right hand turn onto Brooke Street. The property can then be found on the right hand side identified by our For Sale board.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given. Made with Metagage ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

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