



**Brookhill Street  
Stapleford, Nottingham NG9 7GN**

**£270,000 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED THREE BEDROOM TWO  
BATHROOM SEMI DETACHED HOUSE.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM TWO BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With generous accommodation over two floors, the ground floor comprises entrance hallway, spacious bay fronted living room with feature log burning stove, generous family/dining room, kitchen, utility and shower room. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, garden to the side, as well as useful storage space within the attic.

The property sits favourably in this established and popular catchment location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trusts. There is also easy access to great transport links to and from the surrounding area such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space and countryside such as Queen Elizabeth Park incorporating tennis courts, bowling green and play area, and Archer's Field.

Due to the overall size, we believe this property would make an ideal family home. We highly recommend an internal viewing.



## ENTRANCE HALL

13'6" x 5'9" (4.14 x 1.76)

uPVC panel and double glazed front entrance door set within a decorative archway with shaped double glazed windows surrounding the door, staircase rising to the first floor with decorative wood spindle balustrade, laminate flooring, radiator, spotlights, useful understairs storage cupboard. Door access to the living room and kitchen.

## LIVING ROOM

24'4" x 10'0" (7.44 x 3.07)

Triple glazed bay window to the front, radiator, media points, chimney breast incorporating decorative brick insert with slate hearth incorporating a log burning stove. Additional radiator with display cabinet. Opening through to the family/dining room.

## FAMILY/DINING ROOM

18'11" x 7'7" (5.78 x 2.33)

Double glazed window to the rear, central lantern glass ceiling, spotlights, laminate flooring.

## KITCHEN

13'2" x 7'10" (4.03 x 2.39)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing space for washing machine and further kitchen appliances, glass fronted crockery cupboards, radiator, laminate flooring, double glazed window to the side (with fitted roller blind), wall mounted 'Worcester' gas fired combination boiler for central heating and hot water purposes.

## UTILITY ROOM

8'4" x 7'8" (2.55 x 2.34)

uPVC double glazed French doors opening out to the side garden (with fitted blinds), wall mounted storage cupboards, LED spotlights, tiled floor, plumbing pipes and space for a double size American fridge/freezer. Door access into the shower room and further panel and glazed oak door into the kitchen.

## SHOWER ROOM

7'8" x 5'0" (2.35 x 1.54)

Modern white three piece suite comprising a shower cubicle with glass screen and sliding door with dual attachment shower, push flush WC, wash hand basin with mixer tap and double storage cupboards beneath. Double glazed window to the rear, ladder towel radiator, spotlights, extractor fan, tiled floor.

## FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade. Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'7" x 8'9" (3.84 x 2.69)

Triple glazed bay window to the front, radiator, range of fitted bedroom furniture including full height wardrobes and drawers. Decorative coving, loft access point via wooden pull-down loft ladders to an insulated and partially boarded loft space (ideal for storage).

## BEDROOM TWO

11'6" x 8'1" (3.52 x 2.47)

Double glazed window to the rear, radiator, range of fitted wardrobes to one wall.

## BEDROOM THREE

8'0" x 7'3" (2.44 x 2.23)

Double glazed window to the rear, radiator.

## BATHROOM

5'9" x 5'7" (1.77 x 1.72)

Three piece suite comprising panel bath with concertina style folding glass shower screen, electric shower over, wash hand basin, low flush WC. Tiling to the walls and floor, triple glazed window to the front, chrome ladder towel radiator, extractor fan, spotlights, wall mounted cabinet.

## OUTSIDE

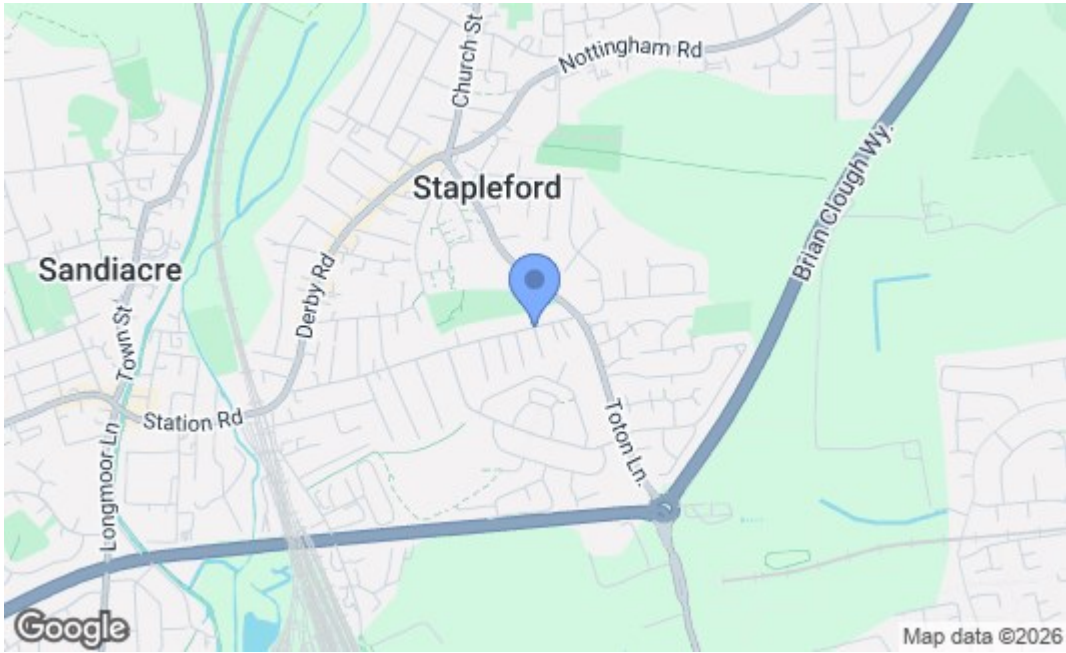
To the front of the property there is a lowered kerb entry point to a double driveway, there is gated access leading into the side garden which could also double up as further secure parking (if required), with outside power source. There is a lawn section with planted borders housing a hedgerow and variety of bushes and shrubbery to the boundary lines, good size paved patio entertaining space, as well as concrete base housing a storage shed, external lighting points, water tap. There is a small section of garden space to the rear of the property which is predominantly paved and also has stepped and pedestrian access down the side onto the neighbouring street.

## DIRECTIONS

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







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		
(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		

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.