Robert Ellis

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Brookhill Street
Stapleford, Nottingham NG9 7BQ

A BAY FRONTED VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE.

£185,000 Freehold

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Robert Ellis are delighted to bring to the market this handsome bay fronted Victorian three bedroom semi detached house situated within this popular and established residential location.

With accommodation over three floors comprising entrance hall, bay fronted living room, dining room and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a spacious bathroom suite whilst the property also benefits from a two compartmented cellar accessed from the kitchen.

Other benefits to the property include gas fired central heating from a combi boiler and double glazing, as well as a generous enclosed garden to the rear.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is easy access to nearby open space in Queen Elizabeth Park and Archers Field. For those needing to commute there is also easy access to the A52 for Nottingham/Derby, the M1 Junction 25 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALL
13'6" x 3'1" (4.14 x 0.94)
uPVC panel and double glazed front entrance door accessed from a covered canopy open porch, laminate flooring, radiator, decorative archway and coving, staircase rising to the first floor and door to dining room.

LIVING ROOM
14'0" x 11'11" (4.28 x 3.64)
Double glazed bay window to the front with fitted blinds, media points, feature Adams-style fire surrounds with marble insert and hearth housing a coal-effect fire, decorative coving and ceiling rose, and laminate flooring.

DINING ROOM
12'3" x 11'11" (3.74 x 3.64)
Double glazed window to the rear with fitted blinds, radiator, door back to the hallway, door to living room and door to kitchen.

KITCHEN
14'5" x 8'1" (4.41 x 2.47)
The kitchen comprises a matching range of fitted base and wall storage cupboards with marble-effect roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks, fitted counter-level four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, tiled floor, double glazed windows to the side and rear (both with fitted blinds), uPVC panel and double glazed exit door to the garden, radiator, tiled floor, door with steps down to the dual compartmented cellar.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, original fitted storage cupboard.

BEDROOM ONE
11'10" x 9'11" (3.63 x 3.03)
Double glazed window to the rear overlooking the rear garden with fitted blinds and radiator and a telephone point.

BEDROOM TWO
11'10" x 8'9" (3.62 x 2.68)
Double glazed window to the front with fitted blinds and radiator.

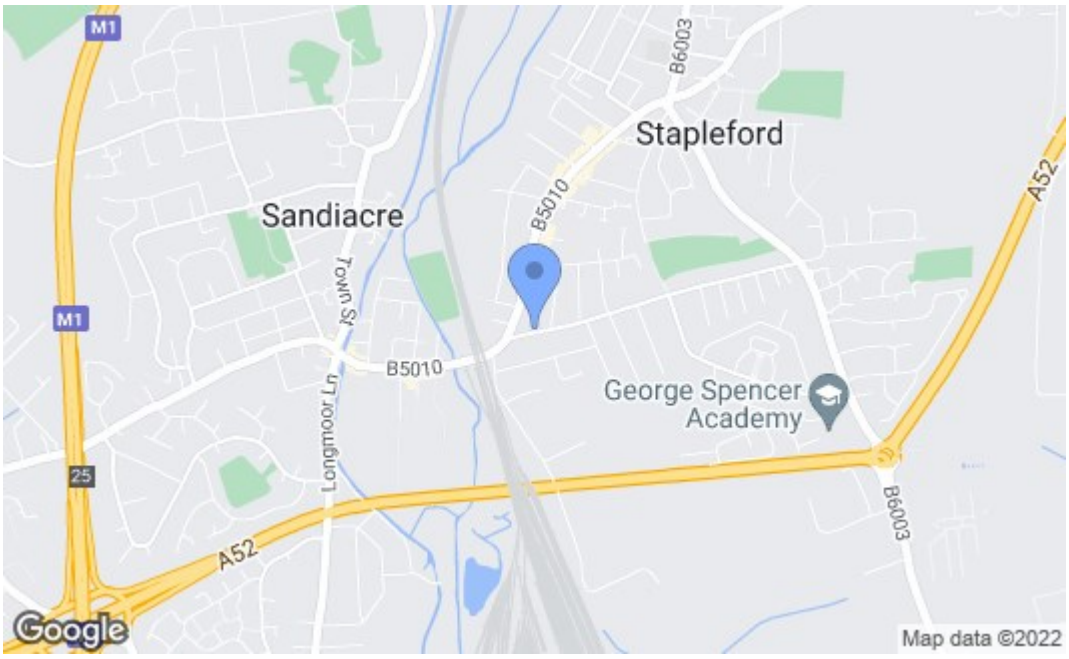
BEDROOM THREE
9'4" x 6'9" (2.86 x 2.08)
Double glazed window to the front with fitted blind, radiator and laminate flooring.

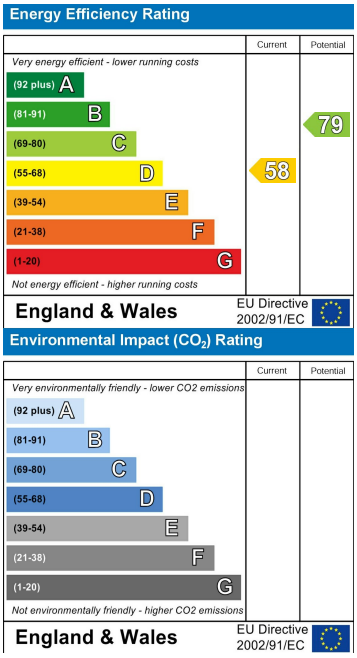
BATHROOM
10'4" x 7'10" (3.15 x 2.41)
Three piece suite comprising bath with fold-away glass shower screen with Triton electric shower over, wash hand basin and low flush WC. Fully tiled walls, spotlights, radiator, airing cupboard with shelving, double glazed window to the rear with fitted blinds.

OUTSIDE
To the front of the property there is a dwarf brick boundary wall and pathway providing access to the front entrance door. There is gated access to the rear garden.

REAR GARDEN
A good proportion of the rear garden is enclosed offering a good size paved patio area ideal for entertaining leading onto a shaped lawn section with planted borders housing a variety of bushes and shrubbery. Towards the foot of the plot there is a timber storage shed and the garden is enclosed by timber fencing and brick walls to the boundary line. Within the garden there is also an external lighting point and water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Brookhill Street just prior to the railway bridge. The property can then be found a little way up the hill on the left hand side identified by our For Sale board.
Ref. 7495NH





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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