



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

AN INSTANTLY ATTRACTIVE MOCK  
TUDOR STYLE EXTENDED THREE  
BEDROOM DETACHED FAMILY HOUSE.

**Offers In The Region Of**

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS INSTANTLY ATTRACTIVE, EXTENDED MOCK TUDOR STYLE THREE BEDROOM (PLUS NURSERY/OFFICE) DETACHED FAMILY HOUSE POSITIONED IN THIS RESPECTED AND POPULAR RESIDENTIAL LOCATION CLOSE TO THREE GOOD LOCAL SCHOOLS AND EXCELLENT TRANSPORT LINKS SUCH AS THE A52 AND M1.

This spacious three bedroom (plus nursery/office) detached family house that the current vendors have lived in for over 30 years is now offered for sale due to the owners downsizing given that their family have grown up and left home. They have benefited and enjoyed the property for many years due to the house being situated within this popular and established residential location within easy reach excellent schooling for nursery age all the way through to college.

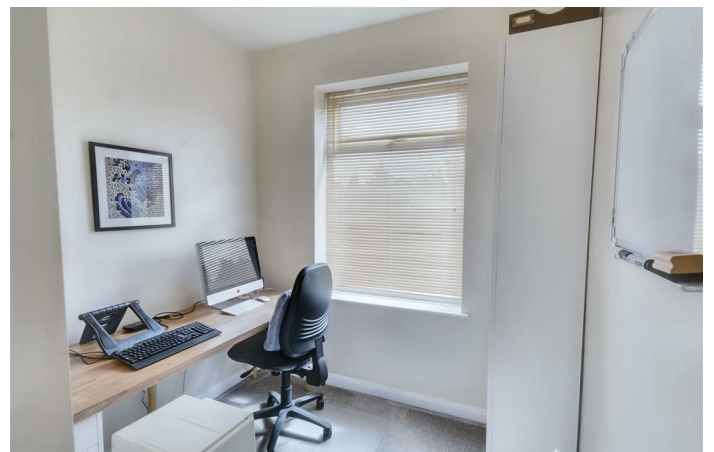
With accommodation over two floors, the ground floor comprises entrance hallway, living room, dining room, kitchen and utility. The first floor landing then provides access to three bedrooms, office or nursery, four piece shower room and additional space on the galleried landing which could also double up as a reading area or additional study space.

Other benefits to the property include gas fired central heating from recently installed (under warranty) combination boiler, double glazing, shared driveway providing off-street parking leading to a detached garage and enclosed garden space to the rear.

The property also sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to great transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus connection.

There is also easy access to the shops, services and amenities located in Stapleford town centre, as well as Aldi and Lidl food stores and access to open countryside and nearby canalside walks.

The property offers flexible and adaptable accommodation over two floors and we believe it would make an ideal long term family home to which it has served the current owners for over 30 years. We highly recommend an internal viewing.



## ENTRANCE HALL

11'3" x 8'6" (3.44 x 2.60)

Panel and glazed front entrance door with window pane above the door, matching window to the side of the door, turning staircase rises to the first floor, decorative coving, exposed brickwork, wall light point, original Victorian tiled floor, radiator, display shelving, archway access to a useful understairs storage space with coat pegs and storage cupboard. Doors then lead from the hallway into the living room and dining room.

## LIVING ROOM

15'1" x 11'11" (4.60 x 3.65)

Georgian-style double glazed bow window to the front with deep, spacious windowsill, media points, exposed beams to ceiling, 2 x radiators, multi-fuel burning stove sitting on a tiled hearth.

## DINING ROOM

13'8" x 12'0" (4.18 x 3.67)

uPVC double glazed French doors opening out to the rear garden with opening windows above the door, 2 x radiators, feature Adam-style fire surround with tiled insert and hearth housing a coal effect gas fire. Door to kitchen.

## KITCHEN

13'11" x 8'3" (4.25 x 2.54)

Comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, inset one and a half bowl sink unit with draining board and mixer tap with decorative tiled splashbacks, space for under-counter fridge, breakfast bar with space for four bar stools, double glazed window to the side (with fitted blinds), folding door leading through to the utility room.

## UTILITY ROOM

7'4" x 6'9" (2.26 x 2.08)

Forming part of the 1997 extension, plumbing space for washing machine and dishwasher, wall mounted storage cupboards, granite effect roll top work surfaces, tiled splashbacks, part panelling to dado height, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed exit door to outside.

## FIRST FLOOR GALLERIED LANDING/STUDY AREA

Decorative wood spindle balustrade, Georgian-style double glazed window to the front, radiator, Sky router point (making an ideal study area), exposed beams. Doors to all bedrooms and bathroom.

## BEDROOM ONE

13'5" x 12'1" (4.10 x 3.69)

Double glazed window to the rear overlooking the rear garden, radiator, coving, two sets of sliding door full height fitted wardrobes (one of which houses the gas fired combination boiler for central heating and hot water purposes). Door to office/nursery.

## OFFICE/NURSERY

7'1" x 6'8" (2.18 x 2.05)

Forming part of the extension (1997) under full building and planning control, this adaptable room could be an ideal nursery, en-suite to the principal bedroom or used as it is currently set out as a home office with a double glazed window to the rear, radiator.

## BEDROOM TWO

11'8" reducing to 8'3" x 11'11" (3.58 reducing to 2.52 x 3.65)

Georgian-style double glazed window to the front, radiator, coving, wooden flooring.

## BEDROOM THREE

13'6" x 8'5" (4.14 x 2.58)

Double glazed window to the rear (with fitted blinds), radiator, coving, loft access point.

## BATHROOM

8'7" x 6'2" (2.63 x 1.90)

Four piece suite comprising freestanding roll top bath with claw feet, mixer tap and handheld shower attachment, separate corner tiled and enclosed shower cubicle with 'Mira' election shower and glass screen/sliding doors, wash hand basin with waterfall style mixer tap, storage cabinets beneath, push flush WC. Fully tiled walls and floor, chrome ladder towel radiator, double glazed window to the side.

## OUTSIDE

To the front of the property there is a brick boundary wall and pedestrian gate providing access to the front entrance door. The front garden is predominantly paved for low maintenance, with a small planted flowerbed housing a variety of bushes and shrubbery. Lowered kerb access then leads to a shared driveway leading down the left hand side of the property towards the detached garage and offering parking space. There is then access into the rear garden.

## TO THE REAR

The rear garden is enclosed and private and incorporates a paved patio seating area (ideal for entertaining) leading onto a shaped garden lawn with well stocked and planted flowerbeds and borders housing a variety of mature bushes, shrubs, trees and plants. To the foot of the plot, there is a further paved seating area leading onto a good size timber shed sitting at the foot of the plot. Within the garden, there is an external water tap and lighting point. Pedestrian access then leads to the driveway area.

## DETACHED GARAGE

14'2" x 8'0" (4.32 x 2.44)

Double opening doors to the front.

## DIRECTIONAL NOTE

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

## COUNCIL TAX

Broxtowe Borough Council Band B.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

Flood Defences – No

Non-Standard Construction – Not applicable

Any Legal Restrictions – None known

Other Material Issues – None known



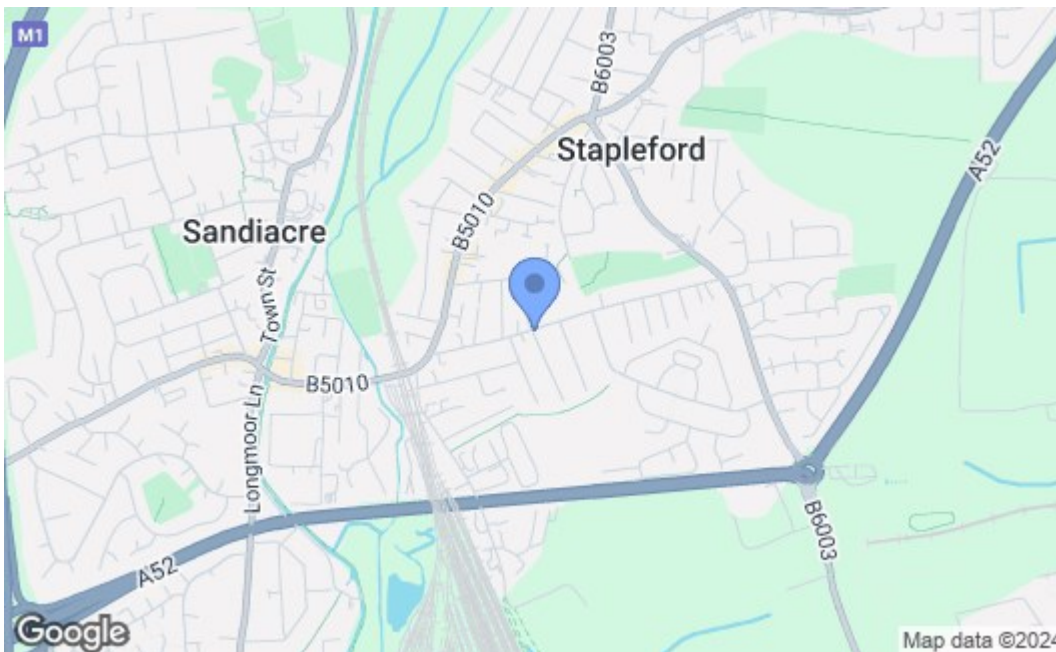
GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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