Robert Ellis

look no further. . .

Brookfield Mews
Sandiacre, Nottingham NG10 5DG

A 2/3 BEDROOM THREE STOREY TOWN HOUSE WITH WATERSIDE REAR ASPECT.

£229,950 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

We have great pleasure in offering for sale this 2/3 bedroom three storey town house with waterside rear aspect.

Having the enviable position of backing onto the Erewash Canal, with the benefit of a mooring (subject to a license from British Waterways). The attractive waterside and sunny aspect is maximised by a good sized conservatory, an attractively landscaped rear garden, as well as the living room on the first floor with Juliette balcony.

Offering surprising spacious and versatile accommodation which comprises an entrance hall, cloakroom/WC, utility room and study which could equally be used as a ground floor bedroom as well as being great for those working from home. This opens through to the conservatory. To the first floor can be found an open plan dining kitchen and living room with rear aspects. To the second floor are two double bedrooms, the master with en-suite shower room, and family bathroom completes the accommodation.

Located in a cul de sac of similar modern properties, the property benefits from off-street parking for two vehicles and an integral single garage which has the potential to be converted into more living space (subject to the necessary permissions, etc).

The Erewash Canal is a fully operating watercourse which links to Sawley Marina and also forms part of the Nutbrook Trail, a cycle and footpath linking from Sawley to Shipley Country Park. Located in the heart of Sandiacre conveniently placed close to local amenities and great for commuting further afield as the A52 for Nottingham/Derby and Junction 25 of the M1 motorway is a few minutes drive away.

We strongly recommend an early internal viewing to avoid disappointment.

HALLWAY
Double glazed front entrance door, stairs to the first floor, radiator, door to garage and cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC.

UTILITY ROOM
Incorporating a fitted range of wall and base units with work surfacing and inset stainless steel sink with single drainer. Wall mounted gas combination boiler (for central heating and hot water).

STUDY
9'8" x 8'2" (2.97 x 2.51)
Versatile room that could equally be used as a ground floor bedroom, snug and great as a home office. Radiator, double glazed French doors opening to the conservatory.

CONSERVATORY
9'6" x 10'4" (2.92 x 3.15)
uPVC double glazed constructed on a brick dwarf wall with French doors opening to the rear garden.

FIRST FLOOR LANDING
Stairs to second floor and doors to dining kitchen and living room.

LIVING ROOM
14'6" x 12'3" (4.42 x 3.75)
Radiator, double glazed window and double glazed French doors and Juliette balcony with views over the rear garden and canal.

DINING KITCHEN
15'7" x 8'4" (4.76 x 2.55)
Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Appliance space, integrated fridge, dishwasher and plumbing and space for washing machine. Table and chair space, radiator, double glazed window to the front.

SECOND FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
12'5" x 8'1" (3.8 x 2.48)
Fitted wardrobe, radiator, double glazed window to the front. Door to en-suite.

EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Radiator and double glazed window.

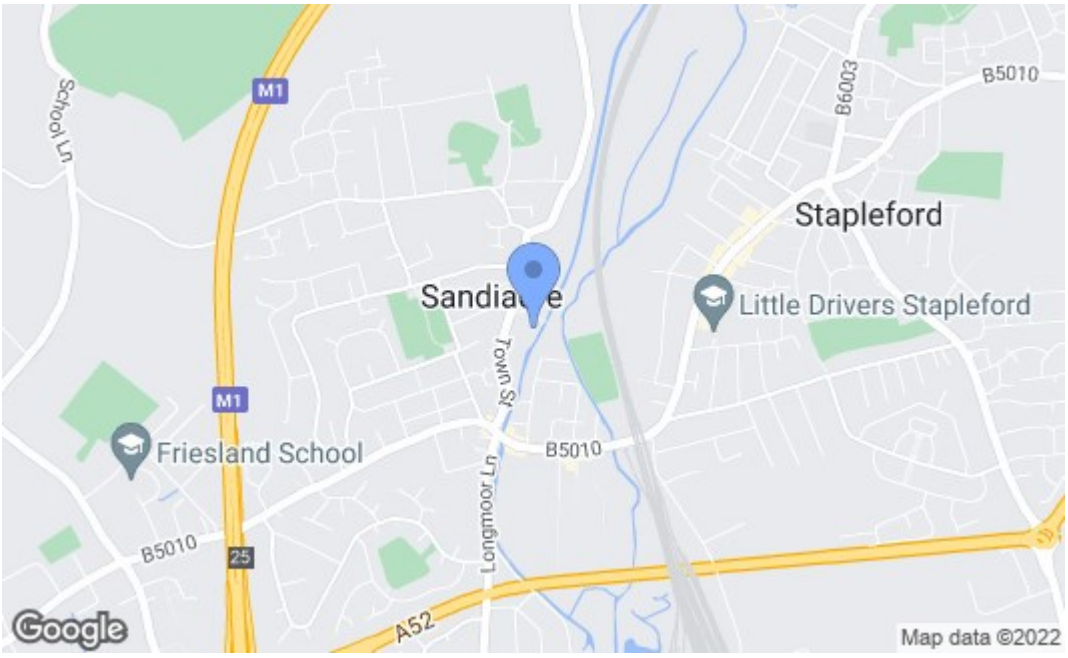
BEDROOM TWO
12'4" x 8'1" (3.78 x 2.48)
Radiator, double glazed window to the rear.

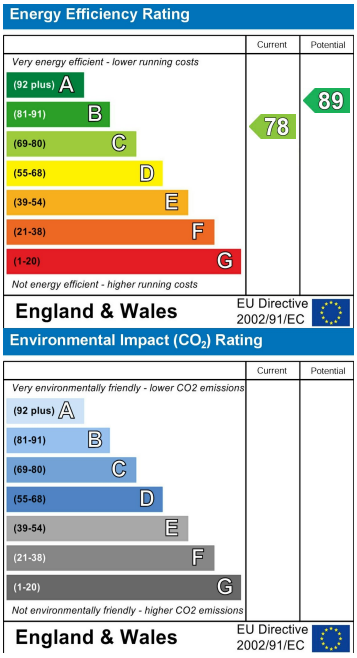
BATHROOM
Incorporating a four piece suite comprising pedestal wash hand basin, low flush WC, bath and separate shower cubicle. Heated towel rail, tiling to walls, double glazed window.

OUTISIDE
Block paved forecourt providing off-street parking leading to the integral single garage. This has up and over door, light and power.

REAR GARDEN
The rear garden is attractively landscaped and tiered with paved, decked and gravel areas, providing terraced areas leading down to the water's edge.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the bridge onto Station Road, Sandiacre. At the traffic light crossroads turn right onto Town Street following the canal along looking for and turning right onto Brookfield Mews. Follow the road around to the right and the property can be found on the left hand side. Ref. 7522PS





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044