

Brookhill Street
Stapleford, Nottingham NG9 7GU

£350,000 Freehold

HIGH QUALITY, THREE BEDROOM, THREE BATHROOM, THREE STOREY NEW BUILD.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS HIGH QUALITY, THREE STOREY, THREE BEDROOM, THREE BATHROOM SEMI DETACHED HOUSE WITH VIEWS OVER ADJACENT GREEN SPACE TO THE REAR.

WITH HIGH QUALITY FIXTURES AND FITTINGS INCLUDING FITTED WARDROBES, UNDERFLOOR HEATING, MEDIA WALL WITH TV AND ELECTRIC FIRE WITH PARKING TO THE FRONT AND GARDEN SPACE TO THE REAR.

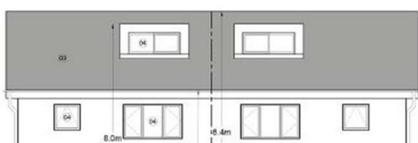
IDEALLY LOCATED WITHIN WALKING DISTANCE OF NEARBY SCHOOLING (WILLIAM LILLEY, FAIRFIELD AND GEORGE SPENCER ACADEMY).

EASY ACCESS TO THE A52, M1, TRAM SERVICES AND 14 BUS ROUTES.

AN IDEAL FIRST TIME BUY OR FAMILY HOME.

DUE FOR COMPLETION SUMMER 2026.

CONTACT THE OFFICER FOR MORE INFORMATION - 0115 9490044.



ENTRANCE HALL

WC

STUDY

OPEN PLAN DINING KITCHEN

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 2

EN-SUITE

BEDROOM 3

BATHROOM

TOP FLOOR

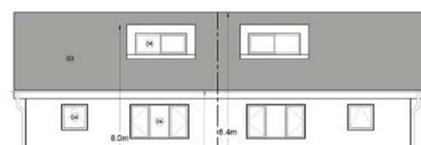
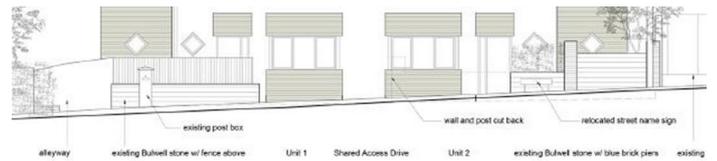
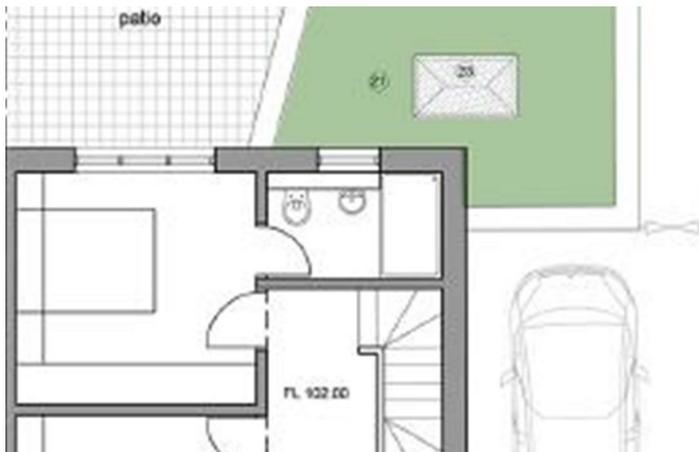
BEDROOM 1

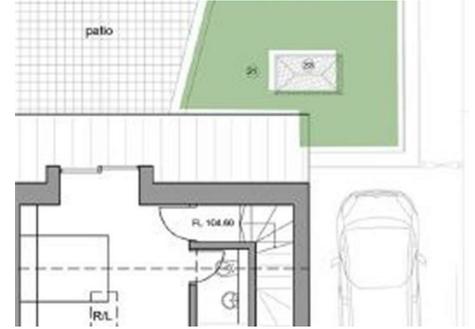
EN-SUITE

AGENTS NOTE

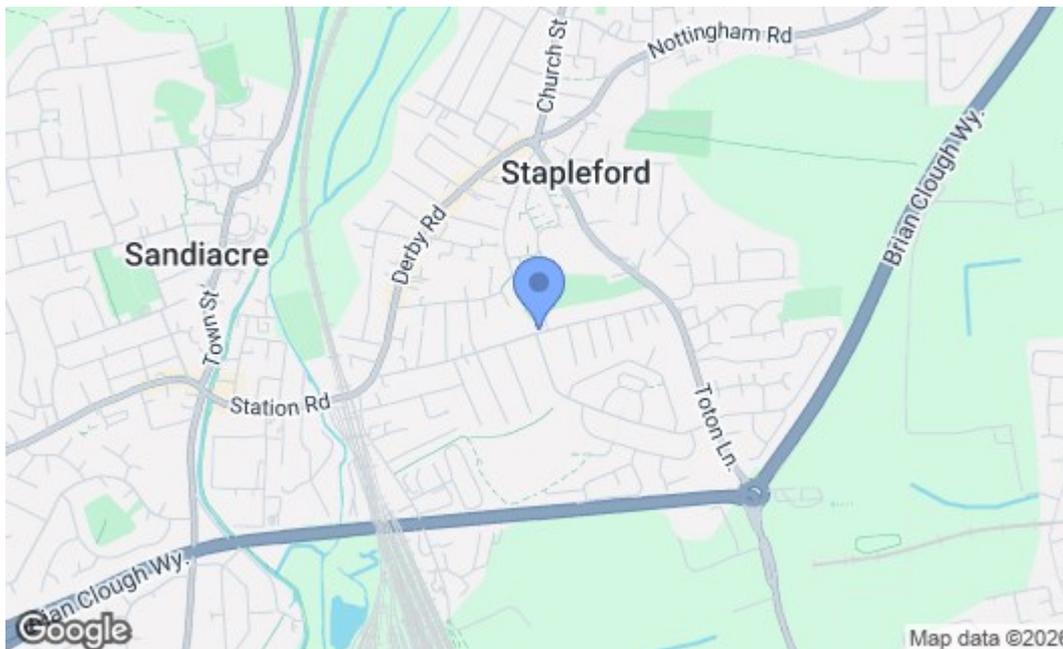
The property is currently under construction and the sizes and descriptions may change before completion.

Please confirm all final details of the build with your solicitors prior to completion.





02 - NORTH ELEVATION



| 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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.