



Brookhill Street
Stapleford, Nottingham NG9 7GB

£229,950 Freehold

A TRADITIONAL BAY FRONTED
VICTORIAN THREE BEDROOM SEMI
DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS LARGER THAN EXPECTED, BRIGHT AND AIRY VICTORIAN BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises side entrance hallway, bay fronted living room, spacious open plan "L" shaped family dining kitchen and three piece bathroom suite. The first floor landing then provides access to three good size spacious bedrooms, as well as a stepped ladder access to a useful attic space.

The property also benefits from gas fired central heating from a combination boiler, double glazing and generous enclosed garden space 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. There is also easy access to shops, services and amenities in Stapleford town centre, as well as open spaces, such as Queen Elizabeth Park and Archer's Field.

For those needing to commute, there are also great transport links nearby, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



SIDE ENTRANCE HALL

14'4" x 5'10" (4.37 x 1.80)

Composite and double glazed side entrance door, double glazed window to the side of the door, turning staircase rising to the first floor with decorative wood spindle balustrade, radiator, tile effect flooring, decorative coving. Doors leading through the living room and kitchen, and understairs stepped access leading down to the cellar with lighting.

LIVING ROOM

14'2" x 13'11" (4.32 x 4.25)

Double glazed bay window to the front, radiator, decorative coving and ceiling rose, laminate flooring, wall light points, media and router points, electric meter cupboard box, central chimney breast incorporating decorative fireplace.

"L" SHAPED LIVING FAMILY DINING KITCHEN

22'5" x 13'11" (6.85 x 4.25)

The kitchen comprises a matching range of fitted handle-less base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring Neff induction hob with extractor canopy over, in-built oven and combination grill, space for an American-style fridge/freezer, plumbing for washing machine, integrated slimline dishwasher. Overhanging matching marble effect style breakfast bar with space for 2/3 bar stools, plug sockets with in-built USB charging points. Ample space within the dining area for table and chairs, radiator, double glazed windows to the side and rear, tiled flooring, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), composite and double glazed exit door to outside, feature exposed brick chimney breast with focal point burner. Door to ground floor bathroom.

GROUND FLOOR BATHROOM

9'7" x 5'10" (2.94 x 1.78)

Three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap. Partial wall tiling, tiling to the floor, chrome ladder towel radiator, double glazed window to the rear, extractor fan.

FIRST FLOOR LANDING

Doors to all three bedrooms. Radiator, tile effect flooring.

BEDROOM ONE

14'2" x 13'8" (4.34 x 4.19)

Two double glazed windows to the front, radiator, central

chimney breast incorporating decorative original fire surround. Door with stepped access leading up to the attic space.

ATTIC SPACE

9'5" x 8'1" (2.88 x 2.47)

Accessed via the top of the stairs storage cupboard off the main bedroom to a vaulted attic space with Velux roof window, two eaves storage cupboards, power and lighting points. There is the potential to create extra living space in this area, subject to the relevant permissions and approvals.

BEDROOM TWO

12'1" x 10'10" (3.70 x 3.32)

Double glazed window to the rear overlooking the rear garden, exposed/varnished floorboards, central chimney breast incorporating decorative original fire surround with tiled hearth.

BEDROOM THREE

10'3" x 9'1" (3.14 x 2.79)

Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, decorative original fireplace with tiled hearth.

OUTSIDE

To the front of the property, there is an enclosed garden with pedestrian gate and pathway leading down the side of the house providing access to the side entrance door. Gated access which leads into the rear garden.

TO THE REAR

The rear garden is of a good overall proportion being enclosed by timber fencing with concrete posts and gravel boards to the boundary line, "L" shaped garden lawn and a paved seating area (ideal for entertaining). Within the garden there is a good sized garden shed, water tap and lighting point.

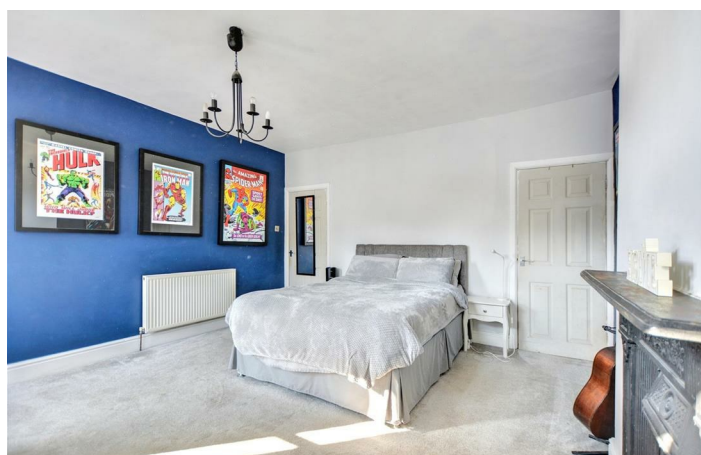
GARDEN SHED

16'4" x 8'10" (5.00 x 2.70)

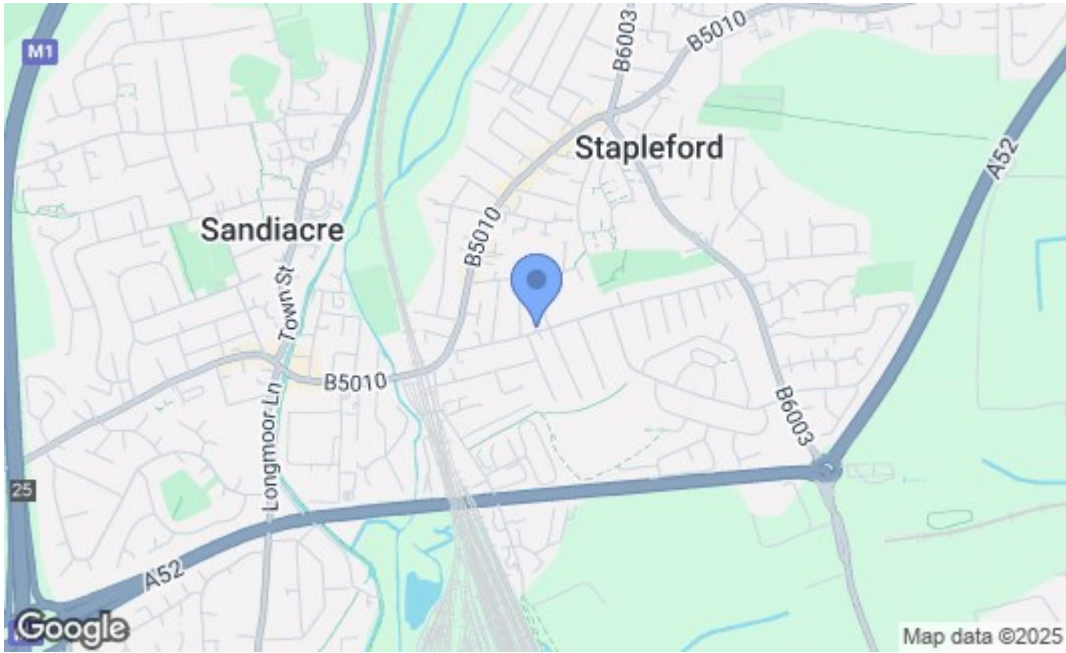
Side door, two side windows, power, light and worktop space.

DIRECTIONAL NOTE

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. Descend the hill and the property can be found on the right hand side, identified by our For Sale board.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.