



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

**£255,000 Freehold**

A TRADITIONAL THREE BEDROOM  
DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL LOOKED AFTER AND ADAPTED TRADITIONAL THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, living room, dining room and spacious kitchen. The adapted first floor now offers three bedrooms and a spacious bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and a generous garden space to the rear.

The property is located in this favoured and established residential location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the nearby shops and services within Stapleford town centre, and for those needing to commute there are good access 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 that the property would make an ideal first time buy or family home and highly encourage an internal inspection.



## ENTRANCE HALL

11'1" x 2'11" (3.39 x 0.89)

Panel and double glazed front entrance door, radiator, coving, dado rail, staircase rising to the first floor and door to lounge.

## LOUNGE

12'6" x 11'11" (3.83 x 3.65)

Double glazed bay window to the front, radiator, dado rail, coving, media points, feature Adam-style fire surround with marble insert and hearth housing a coal effect gas fire. Decorative archway through to the dining room.

## DINING ROOM

12'0" x 11'11" (3.68 x 3.65)

Double glazed window to the rear, radiator, dado rail, coving, archway with opening back through to the living room and door to kitchen.

## KITCHEN

16'8" x 8'8" (5.10 x 2.66)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level porcelain one and a half bowl sink unit with draining board, mixer tap and tile splashbacks. Integrated full height freezer, integrated dishwasher, fitted counter-level four ring gas hob with curved extractor hood over and built-in eye level double Neff ovens. Further space and plumbing for washing machine, dishwasher or tumble dryer, tiled floor, spotlights, coving, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), uPVC double glazed window to the left hand side, double glazed French doors opening out to the rear garden and additional uPVC panel and double glazed side exit door to the courtyard area beyond the gates, radiator and dado rail.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, loft access point to an insulated loft space, radiator, decorative spindle balustrade and useful overstairs fitted storage cupboard.

## BEDROOM ONE

14'7" x 9'3" (4.45 x 2.84)

Double glazed window to the front (with fitted blinds), radiator, coving and fitted "L" shaped wardrobes.

## BEDROOM TWO

9'3" x 8'5" (2.83 x 2.57)

Double glazed window to the rear overlooking the rear garden, radiator.

## BEDROOM THREE

8'11" x 7'9" (2.74 x 2.37)

Double glazed window to the side offering far reaching views over towards Sandiacre and beyond, radiator.

## BATHROOM

10'4" x 5'7" (3.16 x 1.72)

Modern white four piece suite comprising shaped bath with central mixer tap and handheld shower attachment, separate tiled enclosed shower cubicle with Triton electric shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the front (with fitted blinds), fully tiled walls and floor, wall mounted mirror fronted bathroom cabinet, radiator, spotlights and extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway providing off-street parking. This then continues down the left hand side of the property through the gates to the rear garden. Pedestrian front entrance gate and matching block paved pathway to the front entrance door and decorative curved brick wall to the boundary line. The front garden also offers a planted front garden housing a variety of bushes, shrubs and a tree.

## REAR GARDEN

Enclosed by timber fencing to the boundary line offering a variety of different areas starting with an initial block paved side patio courtyard area (ideal for entertaining) which has double gates then through back to the front. Down the side there is an external water tap and the garden opens out to the rear part which is split into various sections with a circular lawn, decorative gravel stone chippings, planted flowerbeds and borders housing a variety of mature and specimen bushes, shrubs, trees and plants. To the rear of the plot there is a timber shed and greenhouse. Also within the garden there is an external power point, three lighting points and an outside tap. Some of the neighbouring properties have since put a gated access point onto the field beyond.

## DIRECTIONAL NOTE

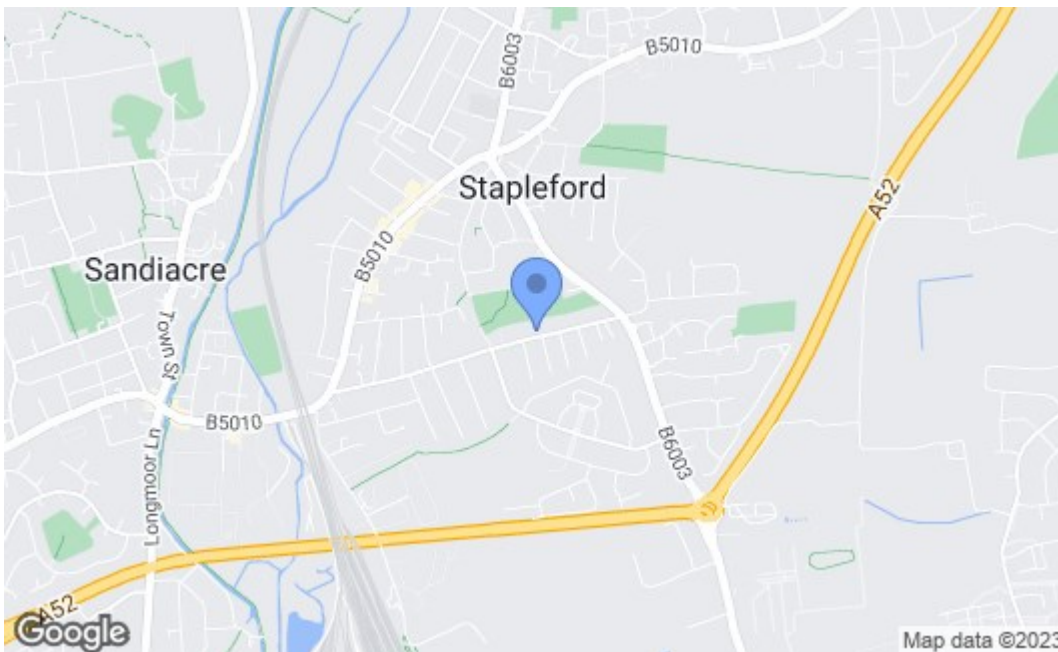
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed past the entrance for Fairfield School and over the brow of the hill and take a right hand turn onto Brookhill Street. Descend the hill and the property can be found on the right hand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

Ref: 7915NH





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.