



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

**£550,000 Freehold**

HIGH QUALITY, FOUR BEDROOM, THREE  
BATHROOM, NEW BUILD DETACHED  
BUNGALOW.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS HIGH QUALITY, FOUR BEDROOM, THREE BATHROOM, DETACHED BUNGALOW BACKING ONTO 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

OPEN PLAN LIVING DINING KITCHEN

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

EN-SUITE SHOWER ROOM

BEDROOM 3

BEDROOM 4

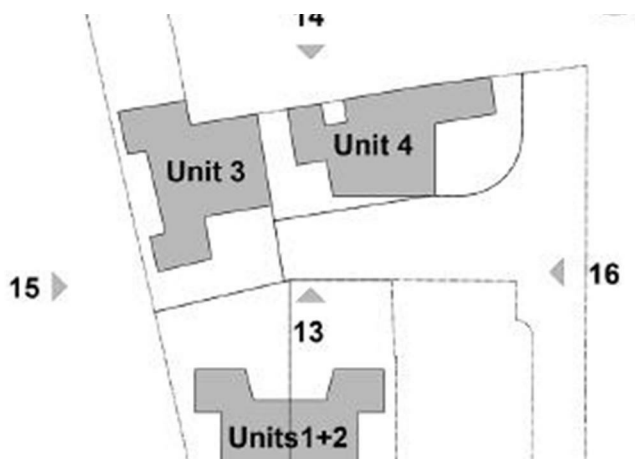
BATHROOM

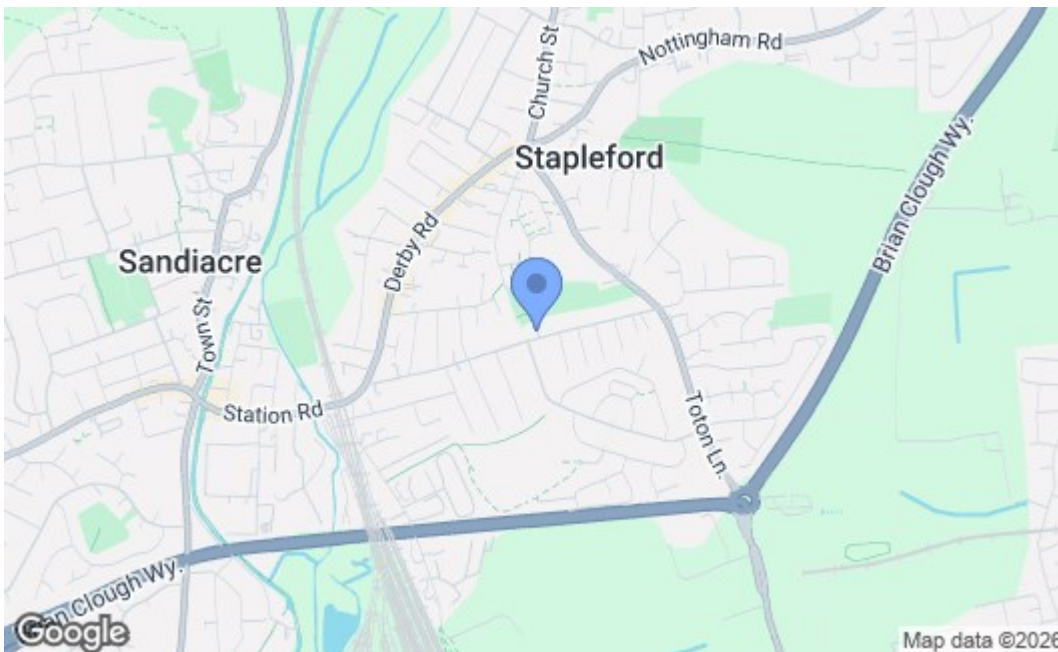
COURTYARD AND GARDEN

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.