Robert Ellis

look no further. . .

Brookfield Mews
Sandiacre, Nottingham NG10 5DG

A THREE STOREY THREE/FOUR BEDROOM TWO BATHROOM THREE TOILET END TOWN HOUSE.

£249,995 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE STOREY THREE/FOUR BEDROOM TWO BATHROOM THREE TOILET END TOWN HOUSE POSITIONED WITHIN THIS HIGHLY DESIRABLE MEWS CUL DE SAC IN SANDIACRE.

With accommodation over three floors comprising ground floor entrance hall, WC, utility room and bedroom/office/playroom. The stairs from the hallway then rise to the middle floor where you will find a spacious custom made breakfast kitchen with soft-closing units and quartz work surfacing, as well as a full width (to the rear) living room with feature Juliet balcony. A further staircase then rises from the middle floor to the top floor where you will find three bedrooms, family bathroom and en-suite to the main bedroom.

Other benefits to the property include gas fired central heating, double glazing, block paved driveway providing off-street parking, integral garage and enclosed garden space.

The property sits favourably within this mews cul de sac, within easy reach of nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also good road access via the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property would suit a variety of purchasers including young and growing families, as well as first time buyers.

Due to the presentation and the property being in ready to move into condition, we would highly recommend an internal viewing.

ENTRANCE HALL
21'0" x 5'5" (6.41 x 1.66)
uPVC panel and double glazed front entrance door, alarm control panel, radiator, staircase rising to the first floor, useful understairs storage space and cupboard, media and broadband points, personal access door to garage, door to WC, utility room and ground floor bedroom/study.

GROUND FLOOR BEDROOM/STUDY
12'3" x 9'0" (3.75 x 2.75)
uPVC panel and double glazed French doors opening out to the rear garden patio, matching to the hallway laminate flooring and radiator.

UTILITY ROOM
9'3" x 6'1" (2.82 x 1.86)
A matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap, plumbing for washing machine and space for tumble dryer, wall mounted gas fired central heating combination boiler (for central heating and hot water purposes), radiator, tiled floor, uPVC panel and double glazed exit door to garden and extractor fan.

GROUND FLOOR WC
Modern white two piece suite comprising hidden cistern, push flush WC and wash hand basin with mixer tap and storage cupboards beneath, ladder towel radiator and extractor fan.

FIRST FLOOR LANDING
Staircase rising to the second floor, doors to kitchen and living room, radiator and double glazed window to the front.

LIVING ROOM
15'6" x 13'9" (4.73 x 4.20)
Double glazed window to the rear, uPVC panel and double glazed French doors opening out to a Juliet balcony, laminate flooring, radiator and media points.

BREAKFAST KITCHEN
15'9" x 9'3" (4.82 x 2.82)
A custom made handcrafted kitchen with quartz work surfacing, matching backstand and splashback to the cooker, integrated eye level Neff slide and hide (Bakeoff style) oven with further Neff eye level combination grill/microwave oven above, fitted counter-level five ring Neff gas hob with feature extractor canopy over, integrated Neff dishwasher, integrated full height Neff fridge and full height freezer, double glazed window to the front with fitted blind, spotlights, radiator, tiled floor, ample space for dining table and chairs.

SECOND FLOOR LANDING
Doors to all bedrooms and bathroom, loft access point to a partially boarded, lit and insulated loft space via pull down loft ladders.

BEDROOM ONE
10'5" x 10'0" (3.19 x 3.07)
Double glazed window to the front with fitted window shutters, radiator, laminate flooring and full width to one wall sliding door wardrobes with shelving, hanging and storage drawer capabilities.

EN-SUITE
6'0" x 4'10" (1.85 x 1.49)
Re-fitted in 2019, comprising a separate enclosed tiled shower cubicle with mains ran shower, hidden cistern, push flush WC and slimline sink with mixer tap and storage drawers beneath. Double glazed window to the front with fitted blinds, partial wall tiling, Victorian-style radiator and spotlight (also doubling up as an extractor fan).

BEDROOM TWO
13'3" x 7'10" (4.04 x 2.41)
Double glazed window to the rear with fitted window shutters and radiator.

BEDROOM THREE
10'1" x 7'3" (3.08 x 2.22)
Double glazed window to the rear with fitted window shutters, radiator and useful top of the stairs storage cupboard.

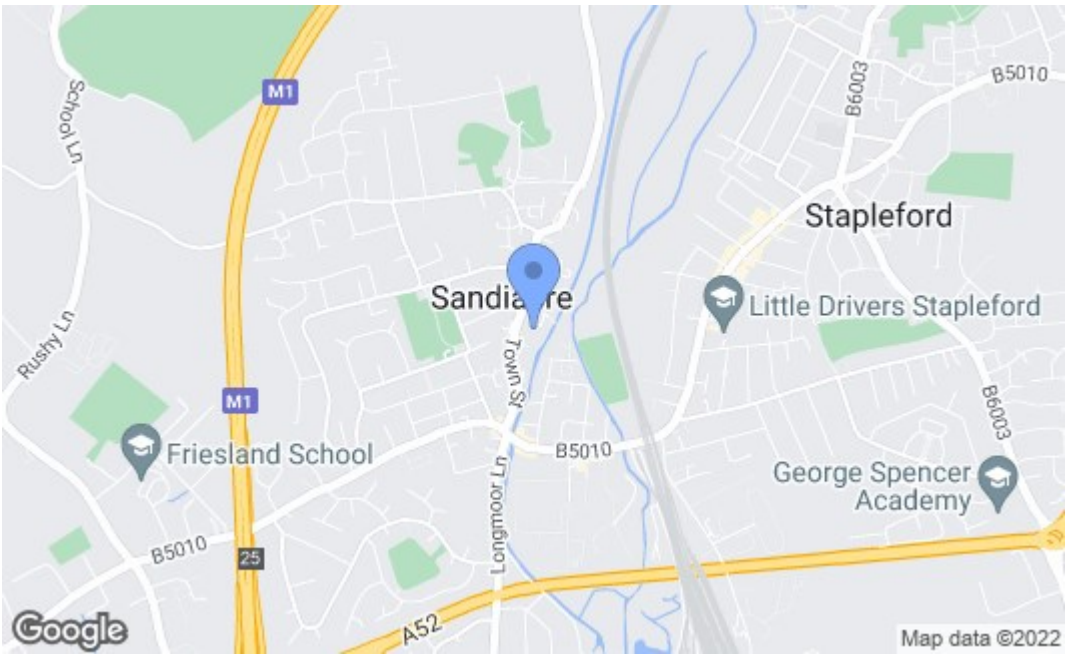
BATHROOM
8'2" x 5'7" (2.51 x 1.71)
Modern white three piece suite comprising "P" shaped bath with glass shower screen and mains ran shower over, push flush WC and wash hand basin with mixer tap and tiled splashbacks. Wall mounted chrome heated ladder towel radiator, two wall hung mirror-fronted bathroom cabinets, partial wall tiling, tiled floor and extractor fan.

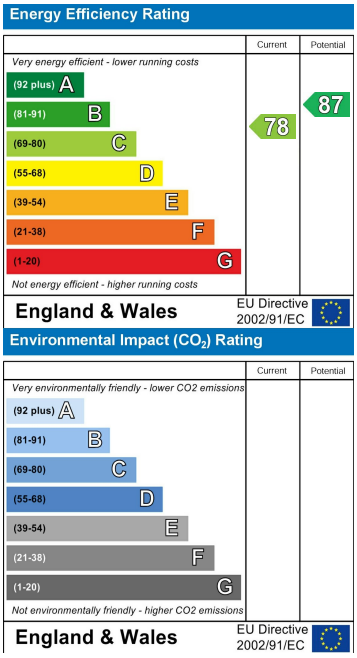
OUTSIDE
To the front of the property there is a block paved shaped driveway providing off-street parking for two cars which in turn leads to the integral garage and provides a matching pathway to the front entrance door.

REAR GARDEN
The rear garden is enclosed offering privacy for families and pets, being part walled and part fenced with concrete posts and gravel boards, incorporating a good size paved patio area accessed from the ground floor bedroom/study doors, as well as the utility room. This then leads onto a square lawn section with raised and planted flowerbeds housing a variety of bushes and shrubbery. Decorative gravel stones provide access to a pitched roof storage shed. Within the garden there is a side storage area, outside water tap and lighting points.

GARAGE
17'6" x 9'0" (5.34 x 2.75)
Up and over door to the front, personal access door back into the hallway, mezzanine storage area, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction, turn right onto Town Street and head in the direction of Stanton by Dale. Look for and take a right turn onto Mill Street and follow the bend in the road round to the right onto Brookfield Mews. The property can then be found on the right hand side set well within the cul de sac. Ref. 7600NH





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.

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