Robert Ellis

*look no further. . .*

# Brookhill Street
# Stapleford, Nottingham NG9 7GG

A PERIOD, THREE BEDROOM SEMI DETACHED HOUSE

**£220,000 Freehold**

Robert Ellis are delighted to welcome to the market this particularly deceptive property comes to the market in ready to move into condition and is ideally suited to young families and first time buyers.

Particular features of this property include a large 'L' shaped double glazed conservatory, two reception rooms, fitted kitchen and contemporary family bathroom.

Further features include gas fired central heating, UPVC double glazed windows, the benefit of off-street parking and generous rear gardens, laid mainly to lawn.

Situated in this popular and convenient residential location, within walking distance of highly regarded schools for all ages, including William Lilley, Fairfield and George Spencer Academy*, the town centre of Stapleford is also within walking distance and for those wishing to commute, the A52 for Nottingham and Derby and M1 Motorway is a short driveway, as is the Park and Ride for the Nottingham Express Tram.

Only on viewing the property internally can the accommodation be fully appreciated. No Upward chain.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor and door to dining room.

LOUNGE
12'9" x 12'5" (3.89 x 3.8)
Inset coal effect living flame gas fire, radiator, double glazed bay window to the front and double doors to dining room.

DINING ROOM
12'11" x 12'10" (3.95 x 3.92)
Radiator, door to kitchen and double glazed patio door to conservatory.

KITCHEN
12'7" x 8'2" (3.85 x 2.5)
Incorporating a modern and contemporary range of fitted wall, base and drawer units with square edge work surfacing and inset 1½ bowl ceramic sink unit with single drainer. Built-in electric oven and six ring gas hob. Plumbing for washing machine and appliance space. Radiator. Under-stair store cupboard with wall mounted gas boiler. Double glazed windows and door to rear garden.

CONSERVATORY
20'6" reducing to 7'5" x 6'3" increasing to 14'9" (6.27 reducing to 2.27 x 1.91 increasing to 4.5)
Offering a versatile space, currently used as a family room. UPVC double glazing and French doors leading to the rear garden.

FIRST FLOOR LANDING
Spindle balustrade, double glazed window, feature slat shutters.

BEDROOM 1
12'5" increasing to 14'4" x 10'7" (3.8 increasing to 4.38 x 3.24)
Radiator and two double glazed windows, both with feature wooden slat shutters.

BEDROOM 2
11'0" x 10'3" (3.37 x 3.14)
Radiator, hatch and ladder to partially boarded loft. Double glazed window.

BEDROOM 3
8'10" x 8'2" (2.71 x 2.5)
Radiator and double glazed window to the rear.

BATHROOM
5'2" x 5'0" (1.6 x 1.53)
Modern contemporary three piece suite comprising pedestal wash hand basin, low flush w.c. and 'P' shaped shower bath with screen. Feature central pillar mixer tap and feature shower rose with thermostatically controlled shower, partially tiled walls, tiled floor, radiator and double glazed Velux skylight.

OUTSIDE
To the front is a block paved forecourt providing off-street parking. Gated pedestrian access at the side then leads to the rear garden, which is a generous size, with patio, lawn, bedding and pathway leading to the foot of the property where there is a further garden area.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. At the brow of the hill turn right onto Brookhill Street and continue along the road, where the property can be found on the left hand side, identified by our For Sale Board.

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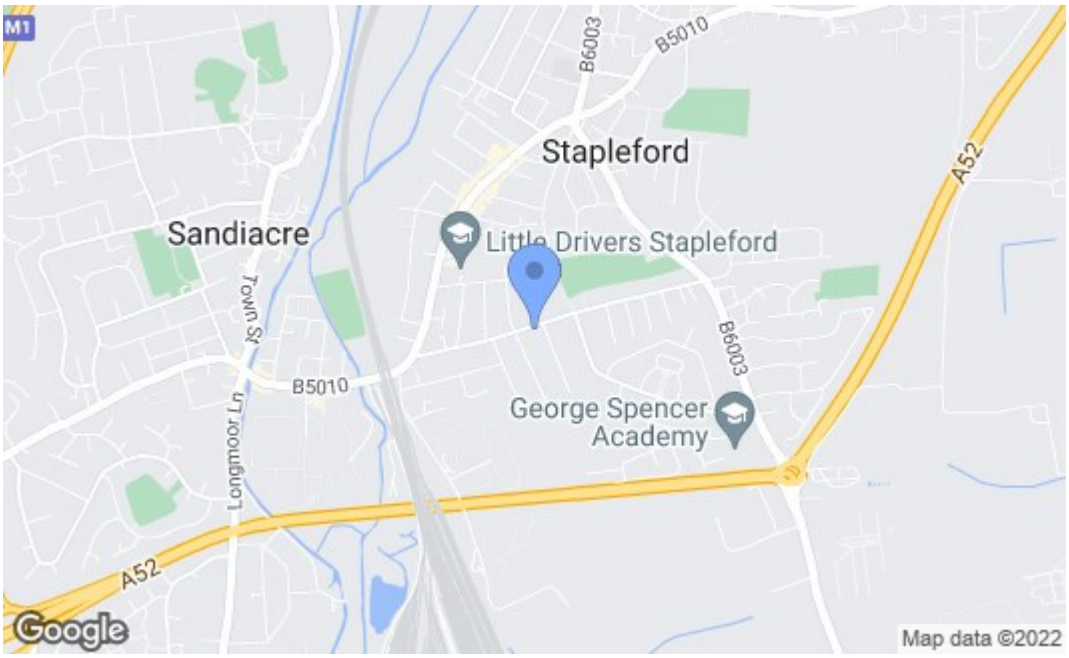
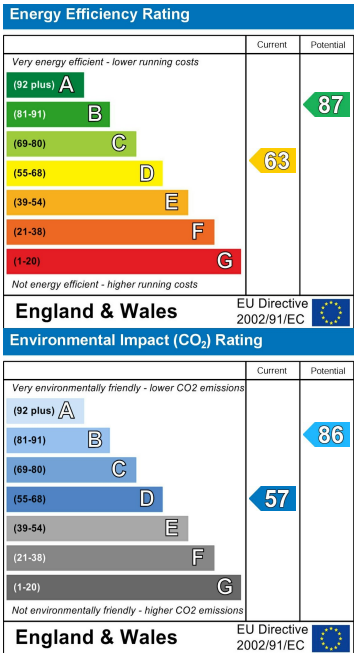
AGENTS NOTES*
We recommend that any intending purchaser check the current admission policies and availability for places in the schools mentioned.




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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