



Brookhill Street  
Stapleford, Nottingham NG9 7GJ

**Offers Over £220,000**

A STRUCTURALLY DETACHED TWO  
DOUBLE BEDROOM HOUSE



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED AND MODERNISED, STRUCTURALLY DETACHED, TWO BEDROOM HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising bay fronted living room, inner lobby, dining/sitting room and kitchen to the ground floor. The first floor landing provides access to two double bedrooms and a modern bathroom.

Other benefits to the property include gas fired central heating, double glazing and the use of the shared driveway with the neighbouring property, offering parking or hardstanding to the rear if required.

The property itself sits favourably within this popular and established residential location close to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre, the nearby open space of Queen Elizabeth Park and Archers fields and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly encourage an internal viewing.



## LIVING ROOM

14'0" x 13'1" (4.29 x 4)

Composite and double glazed front entrance door, double glazed bay window to the front with fitted window shutters, meter cupboard, feature Adam style fire surround with open chimney breast, vertical radiator, coving, decorative ceiling rose, media points, laminate flooring and door to inner lobby.

## INNER LOBBY

3'8" x 3'3" (1.12 x 1)

Useful understairs storage cupboard, laminate flooring to match the living room and opening through to the dining/sitting room.

## DINING/SITTING ROOM

12'11" x 11'11" (3.96 x 3.65)

Double glazed window to the rear with fitted blinds, laminate flooring to match the living room, decorative brick and slate chimney breast, door and staircase rising to the first floor, vertical radiator, media points and opening through to the kitchen.

## KITCHEN

10'9" x 7'3" (3.28 x 2.21)

Comprising a range of matching handle-free fitted base and wall storage cupboards with square edge work surfaces incorporating single sink and drainer unit with central mixer tap, fitted four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, inbuilt dishwasher, plumbing for washing machine, laminate flooring to match the living and dining room, double glazed window to the side, spotlights, composite and double glazed exit door to the rear garden.

## STAIRCASE LOBBY

Double glazed obscured window to the side, radiator and staircase rising to the first floor.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

## BEDROOM 1

13'1" x 11'8" (4 x 3.57)

Two individual double glazed windows to the front with fitted blinds, spotlights, feature vertical radiator, laminate flooring and useful over the stairs fitted storage cupboard.

## BEDROOM 2

12'2" x 9'7" (3.71 x 2.93)

Double glazed window to the rear offering far reaching views, laminate flooring and feature vertical radiator.

## BATHROOM

11'7" x 7'6" (3.55 x 2.3)

Modern four piece suite comprising free-standing bath with high top swan-neck mixer tap and hand-held shower attachment, separate tiled and enclosed shower cubicle with dual head mains fed shower and glass shower screen, push-flush w.c. and wash hand basin with mixer tap. Partial wall tiling, double glazed window to the rear, extractor fan, three drop-down lighting points, shaver point, feature vertical towel radiator and boiler cupboard housing the Baxi gas fired central heating combination boiler.

## OUTSIDE

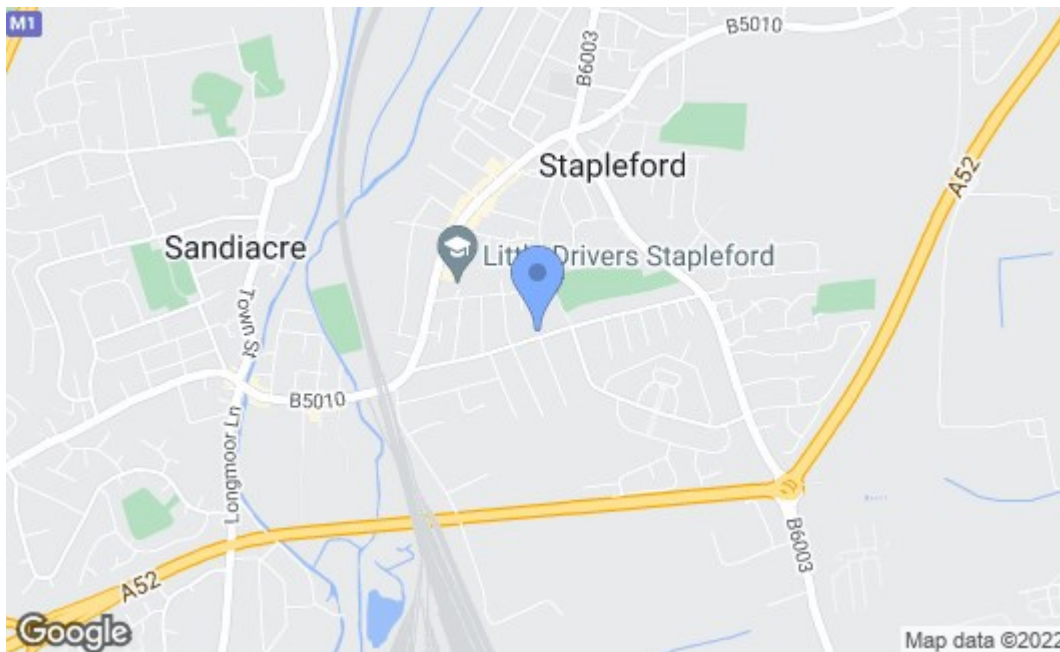
To the front of the property there is a foregarden with decorative brick boundary wall and pathway providing access to the front entrance door and the use of the shared driveway to the right hand side with electrically operated gates leading through to the rear where there is the hardstanding and garden. The rear garden is initially greeted via a tilt and turn gate with the neighbouring property, allowing for hardstanding down to the rear. There is a tarmaced area which could be used for hardstanding or entertaining purposes. Useful brick external garden store, external light point and water tap. The garden then leads out onto a base where a garage was once constructed and could be reinstated if required by the onward purchaser. The garden then drops down to a generous lawn section, bounded by hedgerows and timber fencing and to the rear of the plot there is a good size timber storage shed.

## 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 taking a right hand turn onto Brookhill Street, Descend the hill and the property can then be found on the right hand side identified by our For Sale board.

Ref: 7486nh





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
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) 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.