

# Emma Terry Homes

*moving made personal*



## Brooklands, Brookfield Drive

Hoveringham, Nottingham, NG14 7JW

Offers in the region of £400,000





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**\*\* No Chain \*\***

Nestled in the charming village of Hoveringham, this semi-detached house on Brookfield Drive presents a once-in-a-lifetime opportunity for those seeking a family home with immense potential.

Sitting on a large plot the property boasts three spacious reception rooms, four bedrooms and outbuildings, that could be converted (subject to the correct planning) providing ample space for both relaxation and entertaining.

This residence is a blank canvas, allowing you to add your own personal touch and truly make it your own.

Hoveringham is known for its picturesque surroundings and community spirit, making it an ideal location for families. With its generous living space and the opportunity to enhance and modernise, this property is perfect for those looking to create their dream home.



### ENTRANCE HALL

Entrance door to side, stairs to first floor and doors through to living room, dining room and breakfast room.

### LIVING ROOM

14'0" x 11'10" (4.28 x 3.63)

Sash bay window to front and feature fireplace.

### DINING ROOM

10'11" x 14'3" (3.33 x 4.35)

French doors to front and feature fireplace.

### BREAKFAST ROOM

10'11" x 11'1" (3.33 x 3.40)

Storage cupboard and window to rear.

### KITCHEN

A variety of wall and base units, sink with mixer tap and drainer, space for fridge/freezer and window to rear.

### UTILITY ROOM

Space for washer, storage cupboards, worktop space, sink with mixer tap and drainer and door to rear. Separate W.C with low level flush W.C, wash hand basin and electric shower in separate cubicle.

### LANDING

Circular window to side and doors through to bedroom 1, 2, 3, 4 and bathroom.

### BEDROOM 1

14'0" x 10'11" (4.28 x 3.35)

Sash window to front.

### BEDROOM 2

10'11" x 14'3" (3.33 x 4.35)

Sash window to front and storage cupboard.

### BEDROOM 3

10'11" x 11'1" (3.33 x 3.40)

Sash window to rear.

#### BEDROOM 4

7'8" x 8'1" (2.36 x 2.47)

Sash window to rear.

#### BATHROOM

Low level flush W.C, wash hand basin with hot and cold tap, bath with hot and cold tap and obscure sash window to rear.

#### WORKSHOP

6'6", 285'5" x 11'7" (2.87 x 3.54)

#### GARAGE

8'6" x 17'11" (2.60 x 5.47)

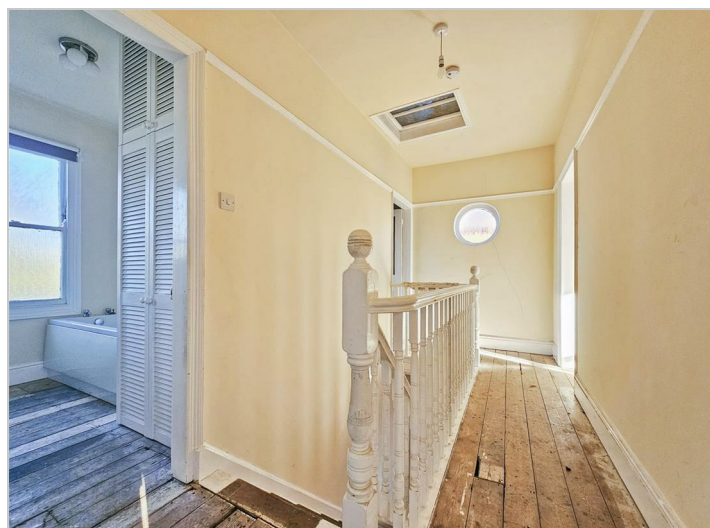
With separate storage area.

#### FRONT

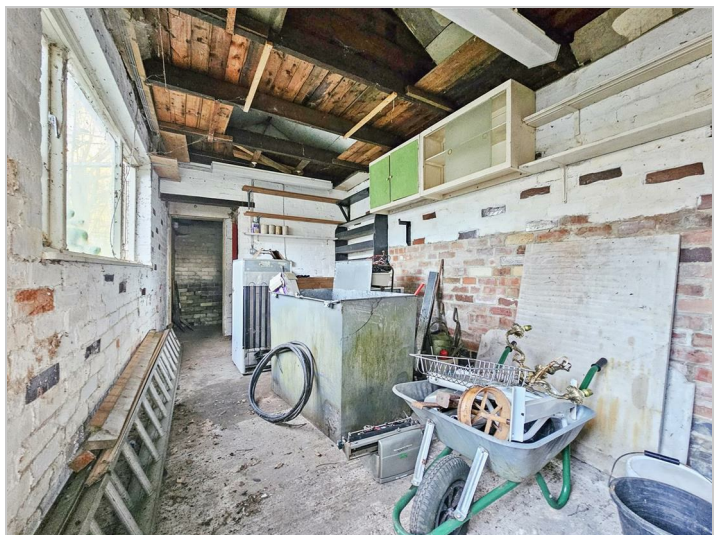
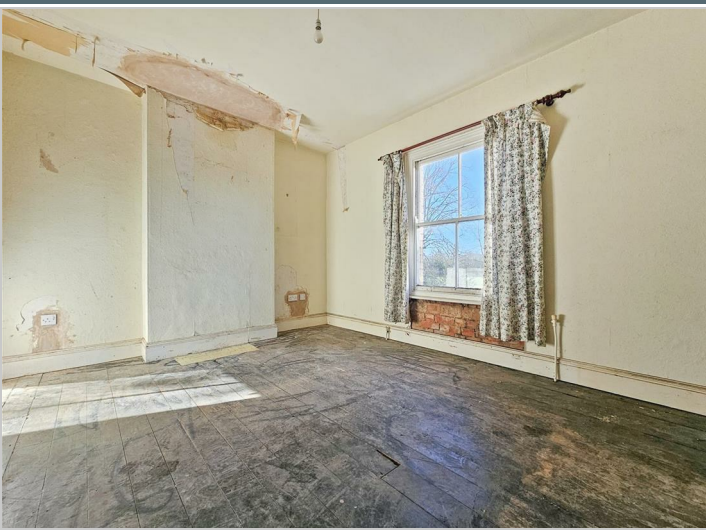
A variety of bushes and shrubs, lawn area, gated access to rear, access to garage and long driveway leading to property.

#### REAR

Variety of shrubs, bushes and trees, workshop and garage with storage area.



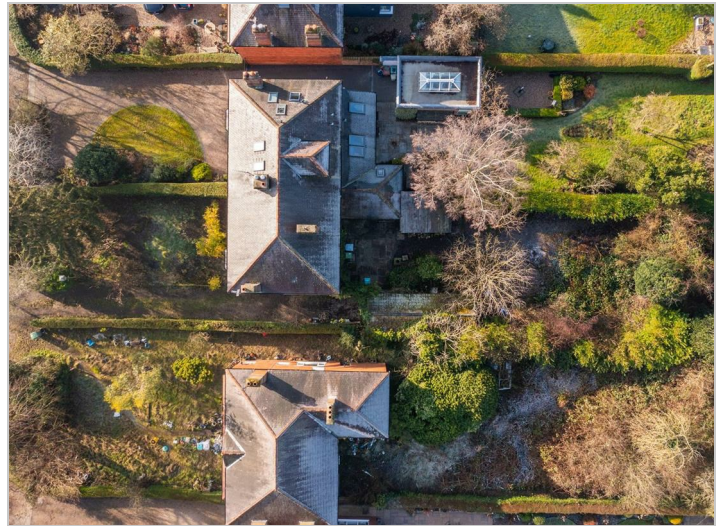














Road Map



Hybrid Map



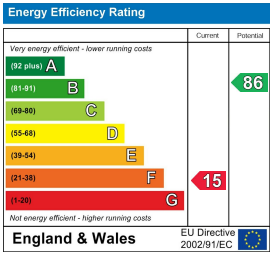
Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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