



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

**£225,000 Freehold**

A TURN OF THE CENTURY DOUBLE  
FRONTED TWO BEDROOM DETACHED  
BUNGALOW OFFERED FOR SALE WITH  
NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 100 YEARS, THIS TURN OF THE CENTURY DOUBLE FRONTED TWO BEDROOM DETACHED BUNGALOW POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION SITUATED ON THE FLAT PART OF BROOKHILL STREET.

With single level accommodation comprising entrance hall living room, kitchen diner, two bedrooms, bathroom and useful attic space.

The property also benefits from gas fired central heating, double glazing, off-street parking and a generous South facing garden spanning approximately 80ft with well established borders and boundaries.

The property is located on the flat part of Brookhill Street with lowered kerb entrance providing off-street parking to the front, whilst also being conveniently located to the local shop, schools, open space such as Queen Elizabeth Park and Archers Field, and close to good commuter links such as 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 ideally suit those looking to reside in a single level property yet be active in the outdoor area to be able to maintain the sizeable garden on offer with the property. We highly encourage an internal viewing.



### ENTRANCE HALLWAY

12'7" x 10'3" (3.85 x 3.13)

Accessed via the covered open porch to the front, panel and glazed entrance door to a welcoming hallway, doors to all ground floor rooms. Laminate flooring, radiator, picture rail, coving, decorative archway and turning staircase to the rising attic space.

### LOUNGE

16'2" x 12'9" (4.95 x 3.90)

Double glazed Georgian-style bay window to the front with fitted Roman blinds, two radiators, media points, decorative coving, dado rail, brick fireplace with coal effect fire and tiled hearth.

### KITCHEN DINER

12'5" x 10'8" (3.79 x 3.26)

Equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces. Inset circular bowl sink unit with matching draining board and central swan neck mixer tap with tiled splashbacks. Plumbing for washing machine and space for further under-counter kitchen appliances, space for cooker with extractor canopy over, space for dining table and chairs, airing cupboard housing hot water cylinder with shelving above, double glazed windows to the side and rear all with fitted blinds, radiator, part tiling to the floor, Georgian-style uPVC panel and double glazed exit door to outside. In-built wine rack and decorative coving.

### BEDROOM ONE

12'3" x 12'0" (3.75 x 3.68)

Georgian-style double glazed window to the front with fitted blinds, radiator, laminate flooring, coving.

### BEDROOM TWO

11'9" x 6'10" (3.60 x 2.09)

Double glazed window to the rear, radiator, laminate flooring, coving and useful understairs storage cupboard with shelving, hanging rail and also housing the Glow Worm gas fired central heating boiler.

### BATHROOM

8'11" x 4'10" (2.72 x 1.48)

Three piece suite comprising panel bath with central mixer

tap and handheld shower attachment, wash hand basin and low flush WC. Tiling to dado height, useful bathroom storage cabinets, double glazed window to the rear with fitted blinds, fixed floating shelf, coving and chrome heated ladder towel radiator.

### ATTIC SPACE

11'3" x 11'2" (3.45 x 3.41)

Accessed via a turning staircase style ladder from the hallway providing a useful storage space.

### OUTSIDE

To the front of the property there is level access and a lowered kerb entry point providing driveway space for two cars, decorative archway style fencing within concrete posts and gravel boards to the boundary line, decorative gravel stone chippings and an array of planted bushes and shrubbery. Pedestrian access leading down the side of the property to the rear garden.

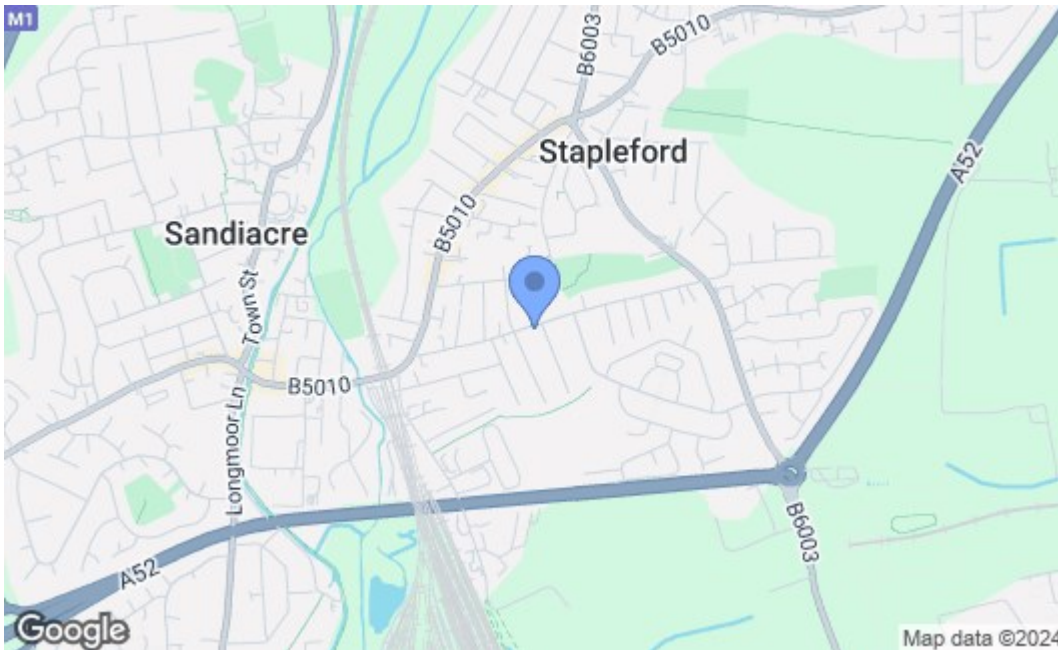
### TO THE REAR

The rear garden is South facing and spans approximately 80ft in depth is enclosed by timber fencing to the boundary lines and offers a good sized initial paved patio seating area (ideal for entertaining). This then leads onto a well established and shaped lawn to the rear with planted rockery and shaped/curbed flowerbeds housing a wide variety of specimen bushes, shrubs, trees and plants. Approximately half way up the garden on the left hand side is a timber storage shed sat on a paved concrete base. In the garden there is an external water tap and lighting point. There is a side return to the left of the house when viewed from the back garden. It has a gate to access it from the garden great for storage.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill onto the flat part of the street, and the property can be found on the left hand side, identified by our For Sale board. Ref: 8013





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		39	
(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.