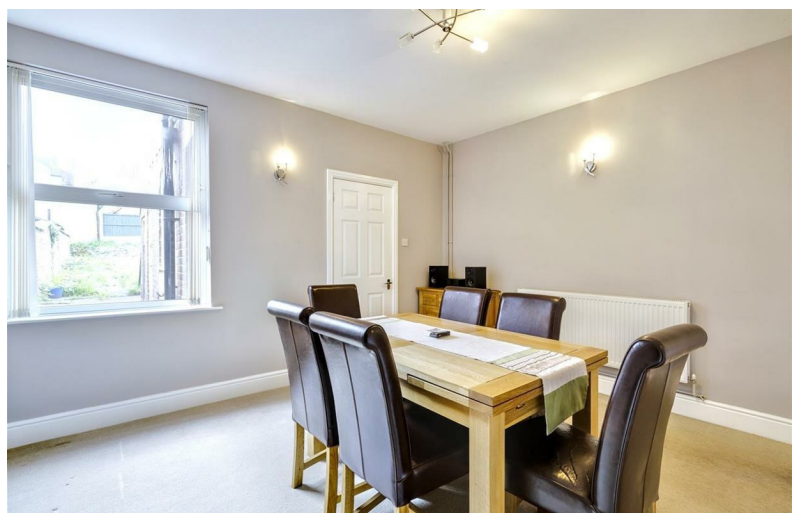


Robert Ellis

look no further...



Brooke Street,
Sandiacre, Nottingham
NG10 5JB

£215,000 Freehold

0115 946 1818



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THIS IS AN EXTREMELY WELL PRESENTED TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WITH SPACIOUS GROUND FLOOR LIVING ACCOMMODATION.

Being located on Brooke Street in the heart of Sandiacre, this Victorian semi detached property provides a lovely home which over recent years has been fully upgraded and refurbished by the current owner and is now ready for immediate occupation without having to carry out any work whatsoever. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Sandiacre and the surrounding area which include excellent local schools and transport links.

The property stands back from Brooke Street with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The spacious accommodation derives the benefits from having gas central heating with a new boiler having been fitted approx. 12 months ago and double glazing throughout and includes a reception hall, lounge, a separate dining/sitting room and the exclusively fitted kitchen which has cream gloss fitted units and several integrated appliances. To the first floor the landing leads to the three good size bedrooms and the fully tiled bathroom which has a shower over the bath. Outside there is the walled area at the front, a shared path leading down the left hand side of the property to the rear where there is a slabbed area leading onto the garden and at the rear of the house there is an internal shelved store with power and lighting, the facility for an outside w.c. and a covered storage area.

Sandiacre has a number of local shops including a Co-op and Lidl store with Long Eaton being only a short drive away where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are further retail outlets found in Stapleford and along the A52 at Pride Park, there are excellent schools for all ages including the well regarded Friesland school for older children, healthcare and sports facilities, walks in the nearby open picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with an opaque glazed arched panel and double glazed panel above leading to:

Reception Hall

Radiator, Karndean style flooring, built-in storage cupboard with shelving and lighting and doors lead to:

Lounge/Sitting Room

12'3 x 9'8 approx (3.73m x 2.95m approx)

Double glazed leaded window with fitted vertical blinds to the front, radiator, cornice to the wall and ceiling, the gas and electric meters and electric consumer unit are housed in a fitted double cupboard to one side of the chimney breast and there are two wall lights.

Dining/Sitting Room

13'4 x 12'7 approx (4.06m x 3.84m approx)

Double glazed window with fitted blind to the rear, radiator, three wall lights and the stairs lead from this room to the first floor.

Kitchen

13'6 max x 7'9 approx (4.11m max x 2.36m approx)

The kitchen is fitted with cream gloss finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with integrated dishwasher, automatic washing machine/tumble dryer and cupboards below, four ring gas hob set in a second work surface with oven, cupboards with two of the cupboards having fitted power points and drawers below, space and plumbing for an American style fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas, Glow Worm wall mounted boiler (fitted approx 12 months ago), window with blind to the side, door with two inset glazed panels and a glazed panel above leading out to the rear garden and Karndean style flooring.

First Floor Landing

The landing has panelled doors leading to:

Bedroom 1

13'3 x 12' approx (4.04m x 3.66m approx)

Two leaded double glazed windows with fitted blinds to the front and a radiator.

Bedroom 2

12'3 x 10'2 approx (3.73m x 3.10m approx)

Double glazed window to the rear, built-in cupboard which provides access to the loft space and a radiator.

Bedroom 3

9'3 x 8'1 approx (2.82m x 2.46m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and an electric shower over with a protective glazed screen, pedestal wash hand basin with a mixer tap and double mirror fronted cabinet to the wall above and a low flush w.c., chrome ladder towel radiator and an opaque double glazed window.

Outside

At the front of the property there is a walled area with a gate leading to the pavement and to the left of the property there is a shared pathway which leads to the rear.

At the rear of the house there is an internal shelved store with power and lighting, a facility for an outside w.c., a covered storage area and the sunny rear garden has walls to the side boundaries and an outside water supply is provided.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Continue over the next two mini islands towards Sandiacre. At the traffic lights junction turn left onto Derby Road and Brooke Street can be found as a turning on the right hand side.

8616AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

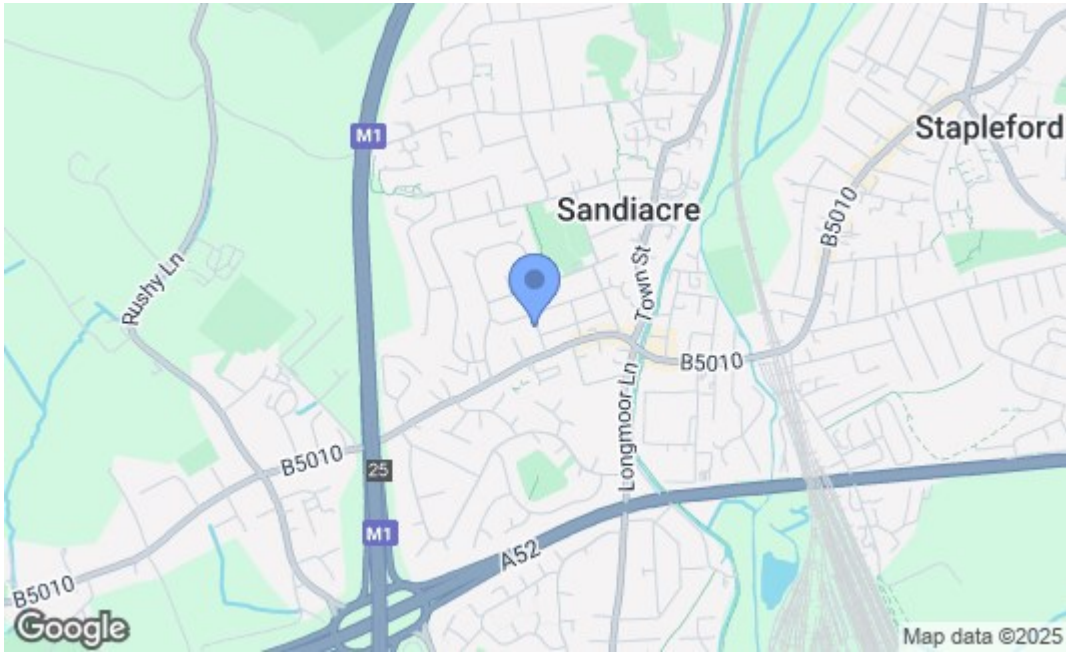
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.