



Brookhill Street
Stapleford, Nottingham NG9 7GJ

A TWO DOUBLE BEDROOM DETACHED
HOUSE.

£230,000 Freehold



An instantly attractive and surprisingly spacious two double bedroom late Victorian structurally detached house.

Behind this period facade lies a larger than expected contemporary home which offers high quality fixtures and fittings throughout and offers an enjoyable place to live.

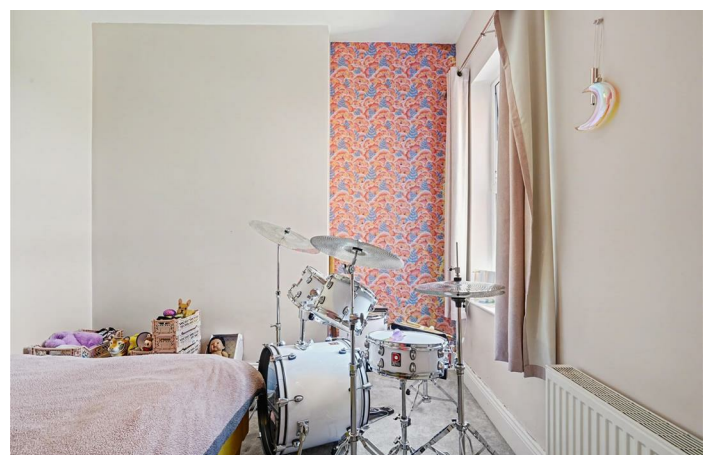
When stepping into the property, you are greeted by a great reception room with bay window which leads you through into the impressive living family dining kitchen with an edge of urban cool provided by the kitchen with an array of cupboards and matching breakfast bar, as well as an array of built-in appliances including a wine cooler and under-counter lighting. Another great feature of the ground floor is a useful utility room and cloakroom/WC.

To the first floor, there are two well proportioned double bedrooms and generous family bathroom with a contemporary edge.

Equally impressive are the rear gardens to this home where there is a gently tiered section of terraced patio and seating areas (great for alfresco dining) and there is a lower section of garden with expansive lawn, garden shed and further seating area at the foot of the plot.

Situated in this popular and convenient residential location, great for families and commuters alike, as schools for all ages are within easy reach, as is the town centre of Stapleford and there is a regular bus service close by. For those looking to commute further afield, the A52 is a short drive away giving direct access to Nottingham, Derby and Junction 25 of the M1 motorway and the park and ride for the Nottingham tram is located at Bardills island.

We believe this property will be ideal for first time buyers, couples and young families, and we strongly recommend an early internal viewing to fully appreciate the accommodation and gardens on offer.



LOUNGE

14'0" x 13'4" (4.27 x 4.07)

Two radiators, walk-in double glazed bay window to the front, composite front entrance door with double glazed top window. Doors to inner lobby, undertairs store cupboard and further door to open plan dining kitchen.

OPEN PLAN FAMILY DINING KITCHEN

23'10" x 13'4" at widest point (7.28 x 4.07 at widest point)

The dining area has table and chair space, door to staircase leading to the first floor, double glazed door to the rear garden and opens through to the kitchen which is separated by an attractive breakfast bar. The kitchen area comprises a comprehensive range of fitted wall, base and drawer units with handle-free doors and high quality work surfacing with inset single bowl sink unit. Built-in five ring gas hob with extractor hood over, integrated oven and integrated wine cooler. Space and plumbing for dishwasher, gas combination boiler (for central heating and hot water). Feature LED under-counter and under-cupboard lighting, two double glazed windows to the rear. Door to utility room.

UTILITY ROOM

Fitted open cupboard and shelving with plumbing and space for washing machine with space for tumble dryer over, further fitted cupboard, radiator, wash hand basin with vanity unit, double glazed window. Door to WC.

WC

Housing a low flush WC, radiator.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and cloaks cupboard (this has plumbing for a WC and sink). Hatch and ladder to boarded and insulated loft space with double glazed roof window.

BEDROOM ONE

13'5" x 11'10" (4.09 x 3.61)

Store cupboard, fitted wardrobes, radiator, double glazed windows to the front.

BEDROOM TWO

Radiator, double glazed window to the rear with far reaching views over the surrounding area.

BATHROOM

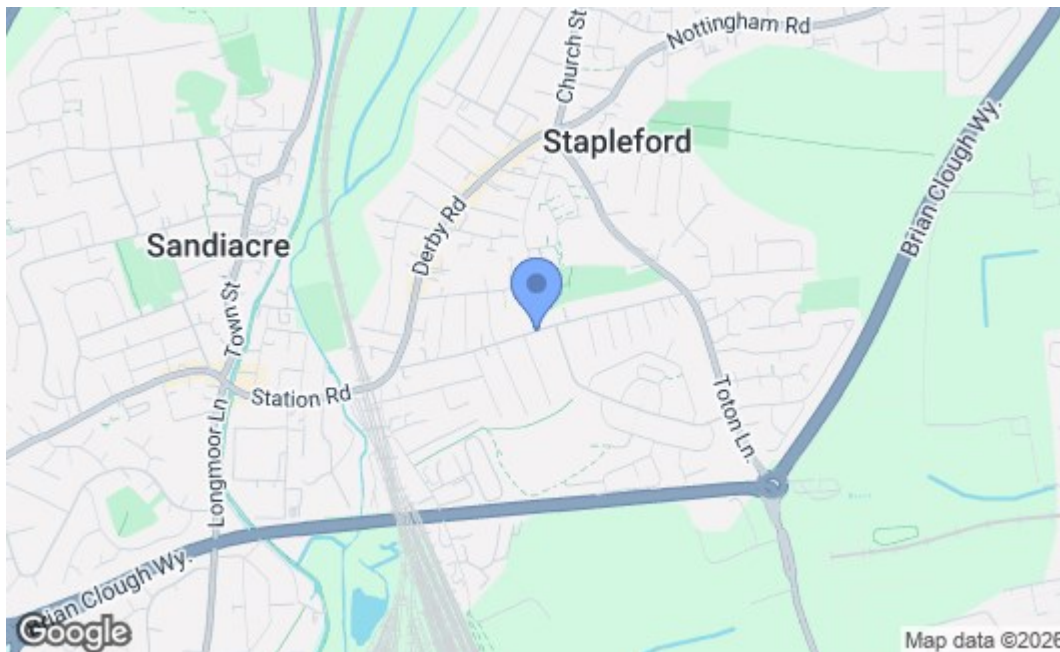
10'11" x 7'5" (3.34 x 2.28)

Three piece suite comprising a feature curved bathtub with central mixer tap and shower over, low flush WC, floating wall mounted wash hand basin. Heated towel rail, fitted cabinet, feature oak flooring with inset LED lighting, tiled splashbacks, double glazed window (opaque to the lower half to provide privacy and clear glass to the top offering views over the surrounding area).

OUTSIDE

To the front, there is a garden with gate and pathway leading to the front door. Gated pedestrian access to the side of the house leads to the rear garden which is extremely generous in size and attractively landscaped with a feature terraced style patio and seating areas (great for alfresco dining), partially covered area, outside lighting and power. These are flanked with sleeper retaining beds with gravel and steps lead to the lower garden which has an expansive lawn and garden shed. At the foot of the plot is a gravel area providing further seating.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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.