Robert Ellis

look no further. . .







Brookhill Street
Stapleford, Nottingham NG9 7GN

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM DETACHED FAMILY HOME.

£299,950 Freehold



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS WELL PRESENTED DOUBLE HEIGHT BAY FRONTED THREE BEDROOM DETACHED FAMILY HOME POSITIONED IN THIS SOUGHT AFTER AND POPULAR RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room with feature multi-fuel burning stove, open plan family dining kitchen and utility space. The first floor landing then provides access to three bedrooms and a spacious four piece bathroom suite.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and generous rear garden space incorporating a detached garage with power and lighting.

The property is situated within this favoured and popular residential catchment location within easy reach of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to excellent nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property offers easy access to the shops, services and amenities in Stapleford town centre and outdoor green and countryside space including Archer's Field, Judson Avenue play park and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area.

We believe the property will make an ideal first time buy or family home and highly recommend an internal viewing.





ENTRANCE HALLWAY
15'9" x 6'5" (4.81 x 1.96)
uPVC panel and double glazed front entrance door with double glazed windows surrounding the door, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard which houses the gas fired combination boiler (for central heating and hot water), radiator, coving and spotlights. Door to living room.

LIVING ROOM
13'10" x 11'5" (4.23 x 3.50)
Double glazed bay window to the front, decorative panelling to one wall, feature exposed brick chimney breast incorporating an inset multi-fuel burning stove sat on a slate hearth, media points, coving, spotlights and laminate flooring to match the dining kitchen.

DINING KITCHEN
18'3" x 12'11" (5.57 x 3.94)
The kitchen area comprises a matching range of fitted handle-less base and wall storage cupboards and drawers, with square edge granite style work surfaces incorporating an inset sink unit with swan-neck spray hose mixer tap and tiled splashbacks. Fitted electric hob with curved glass extractor hood over and oven beneath, plumbing for dishwasher, space for large fridge/freezer, double glazed window to the rear (with fitted blind), spotlights. Opening through to the dining area where there is ample space for dining table and chairs, two radiators, coving, spotlights and double glazed French doors opening out to the rear garden.

UTILITY
9'10" x 5'2" (3.01 x 1.60)
Plumbing for washing machine with dual shelving above, power and lighting points.

FIRST FLOOR LANDING
With decorative wood spindle balustrade, double glazed window to the side, coving and loft access point to a partially boarded and insulated loft space.

BEDROOM ONE
13'10" x 10'8" to wardrobe (4.23 x 3.26 to wardrobe)
Double glazed bay window to the front (with fitted blinds), radiator, coving and a range of floor to ceiling fitted wardrobes to one wall with sliding mirror fronted doors incorporating shelving and hanging space.

BEDROOM TWO
12'8" x 11'9" (3.88 x 3.59)
Double glazed window to the rear overlooking the rear garden, radiator and coving.

BEDROOM THREE
7'4" x 6'4" (2.24 x 1.94)
Double glazed window to the front (with fitted blinds), radiator, coving and spotlights.

BATHROOM
A four piece suite comprising freestanding twin end bathtub with mixer tap, separate shower cubicle with glass screen and sliding shower door incorporating a dual attachment mains shower, wash hand basin with mixer tap and push flush WC. Tiling to the walls, chrome ladder towel radiator, spotlights, extractor fan and double glazed window to the rear (with fitted blind).

OUTSIDE
To the front of the property, there is lowered kerb entry point leading to a block paved driveway to the front and side providing ample off-street parking. The block paving to the side continues through the double gates to the rear garden. The rear garden is of a fantastic size (ideal for families) incorporating an extensive decked entertaining area straight onto a garden lawn with planted borders housing a variety of established bushes, shrubs, trees and plants. The block paving continues down the left hand side and leads all the way to the detached garage which can be found at the foot of the plot, accessed via an up and over door. Within the garden, there is an external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Passing the entrance to Fairfield School, take the right hand turn onto Brookhill Street. Descend the hill and the property can be found on the left hand side, identified by our For Sale board.





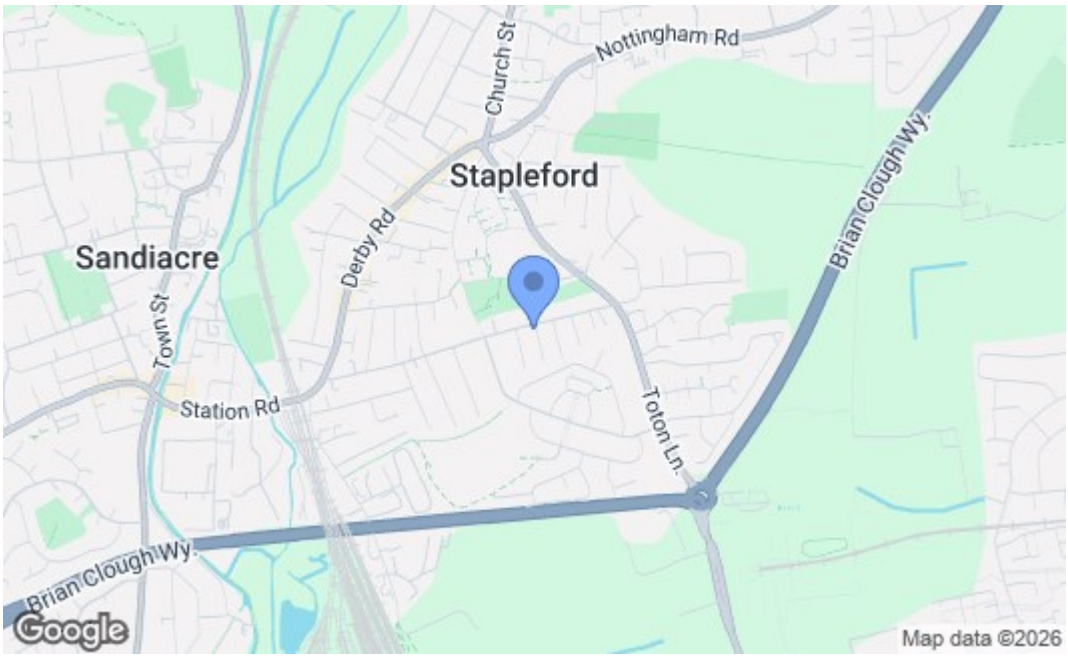


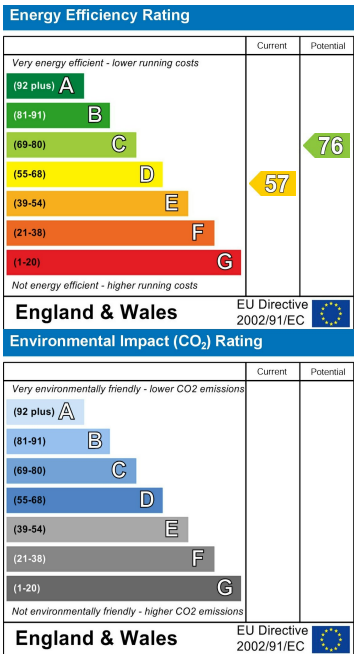












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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