



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

£300,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS EXTENDED FOUR BEDROOM TWO BATHROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch, entrance hallway, bay fronted living room, open plan dining kitchen and utility room. The first floor landing provides access to four bedrooms and two separate bathrooms.

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing, off-street parking and a generous enclosed rear garden.

The property sits within easy reach of excellent nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. For those needing to commute, there are great transport links nearby, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

There is also easy access to the shops, services and amenities in the town centre, and nearby open spaces of Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitches and children's play area.

We believe the property will make an ideal family home and we highly recommend an internal viewing.



PORCH

6'0" x 2'10" (1.83 x 0.88)

uPVC panel and double glazed front entrance door set within a decorative archway with double glazed windows and panels surrounding the door, tiled floor and further panel and stained glass entrance door into the hallway.

HALL

12'5" x 5'11" (3.80 x 1.81)

Staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, panel and stained glass windows surrounding the door, laminate flooring, radiator, doors leading through to the living room and dining kitchen.

LIVING ROOM

13'5" x 11'1" (4.09 x 3.40)

Double glazed bay window to the front (with fitted blinds), radiator, media points.

DINING KITCHEN

17'3" x 12'7" (5.26 x 3.85)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath. Decorative tile splashbacks, tiled floor, double glazed window to the rear, space for under-counter fridge or freezer, opening through to the dining area where there is a radiator, continuation of the tiled floor and ample space for dining table and chairs. uPVC double glazed French doors opening out to the rear garden decking. A further door leads through to the utility room.

UTILITY ROOM

8'1" x 4'6" (2.47 x 1.38)

Plumbing and space for washing machine and under-counter tumble dryer with matching laminate style roll top work surface space above, double glazed window to the side, tiled floor (matching the kitchen).

FIRST FLOOR LANDING

Doors to all bedrooms and both separate bathrooms. Decorative wood spindle balustrade. Loft access point.

BEDROOM ONE

11'11" x 11'1" (3.65 x 3.39)

Double glazed window to the front, radiator.

BEDROOM TWO

12'0" x 10'11" (3.66 x 3.35)

Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE

7'4" x 5'11" (2.26 x 1.81)

Double glazed window to the front, radiator.

BEDROOM FOUR

12'11" max reducing to 10'1" x 6'6" (3.96 max reducing to 3.09 x 2.00)

Double glazed window to the front, radiator.

BATHROOM ONE

5'10" x 5'6" (1.78 x 1.69)

Three piece suite comprising panel bath with mixer tap and 'Mira Excel' shower over, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, chrome ladder towel radiator, double glazed window to the rear, extractor fan.

BATHROOM TWO

6'6" x 5'1" (2.00 x 1.56)

Three piece suite comprising panel bath with glass shower screen and mains shower over, wash hand basin, push flush WC. Partial tiling to the walls, chrome ladder towel radiator, shaver point, double glazed window to the rear, extractor fan.

OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to block paved front driveway with off-street parking for two cars, access to the garage and front entrance porch door.

TO THE REAR

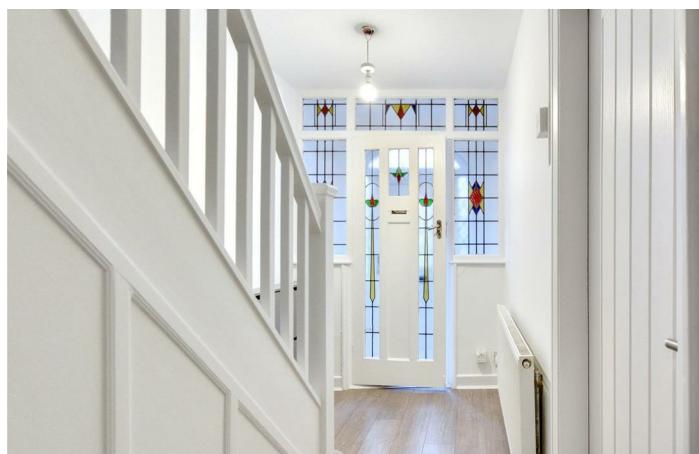
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. The garden is split into two main sections with a full width decked entertaining space leading onto a generous lawn. uPVC door provides access into the garage. External water tap and lighting point.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill and the property can be found on the left hand side.

AGENTS NOTE

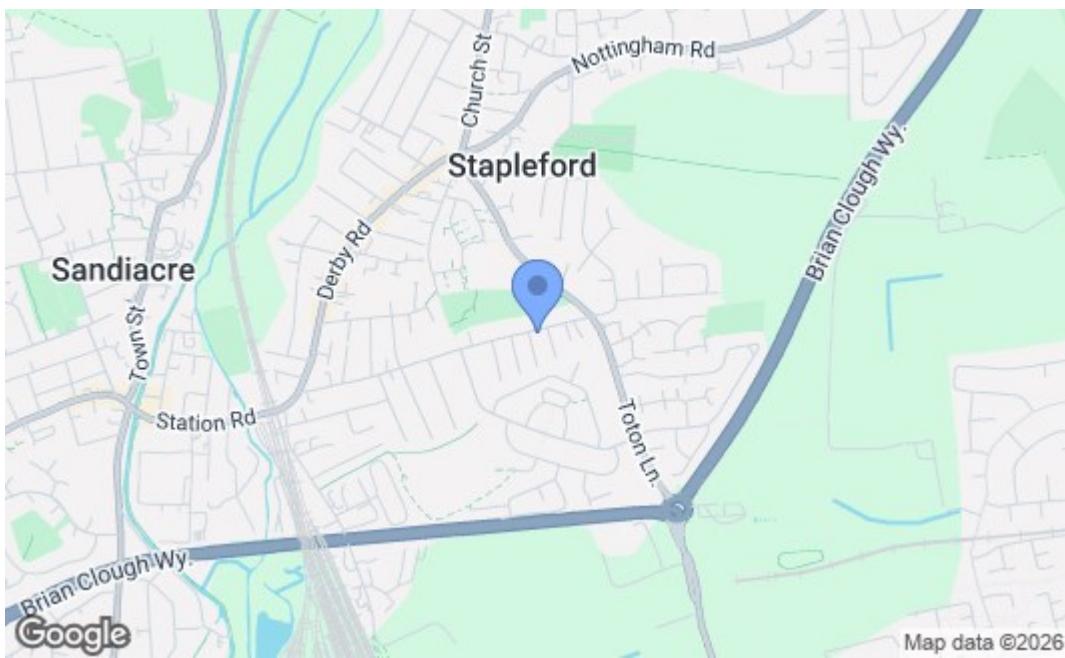
Some of the internal images have virtual staging to give an impression of how to furnish the property.



GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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.