Robert Ellis

look no further. . .







Brookhill Street
Stapleford, Nottingham NG9 7GU

A BRAND NEW SUBSTANTIAL FLEXIBLE & ADAPTABLE THREE/FOUR BEDROOM THREE STOREY SEMI-DETACHED HOUSE BOASTING APPROXIMATELY 1500SFT OF ACCOMMODATION.

£425,000 Freehold



OPEN DAY SAT 7TH NOV 11AM TO 1PM
ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS BRAND NEW THREE STOREY, THREE/FOUR BEDROOM, TWO BATHROOM, FOUR TOILET SEMI-DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED IN THIS HIGHLY DESIRABLE RESIDENTIAL CATCHMENT LOCATION.

With accommodation over three floors, the ground floor comprises entrance hall, ground floor WC, adaptable ground floor bedroom/study, kitchen and living space. The first floor landing provides access to two bedrooms (one with en-suite) and family bathroom. A further staircase rises to the top floor where an additional bedroom and en-suite WC can be found.

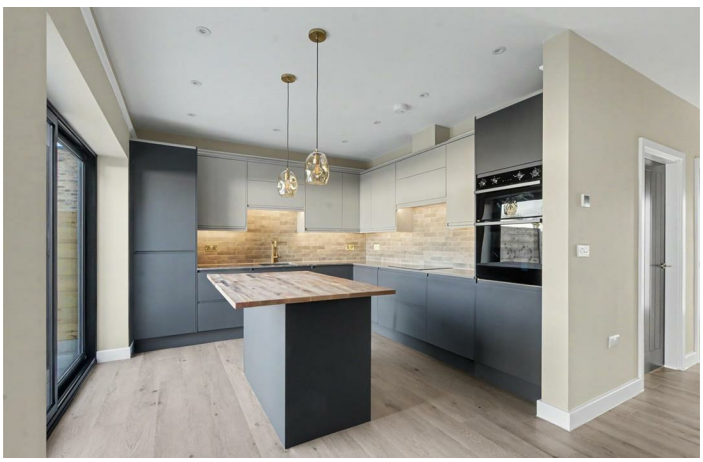
The property benefits from a 10 year build warranty, high specification finish and fixtures, underfloor heating, designer kitchen, private garden, off-street parking, air source heat pump and provision for EV charging points.

With accommodation approximately 1500sqft, the property would make an ideal long term family home being positioned within easy access of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as an array of transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor green space including Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitches and play area.

Further features of the property include inset strip lighting, media wall with remote controlled electric log-effect fire and a comfortable private and enclosed garden space to the rear.

We highly recommend an internal viewing to fully appreciate the high quality fixtures and fittings throughout.





ENTRANCE HALL
12'11" x 8'1" (3.94 x 2.48)
Feature composite panel and glazed front entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade, doors to ground floor WC and ground floor bedroom/study, further opening through to the kitchen. Cloaks storage cupboard with two double power points.

GROUND FLOOR WC
4'5" x 4'1" (1.35 x 1.25)
Modern and newly fitted two piece suite with antique brass fittings, comprising of a hidden cistern dual push WC and wash hand basin with mixer tap and storage cabinet beneath. Antique brass finished towel radiator, wall mounted consumer unit, partial wall tiling, double glazed window to the front, spotlights and extractor fan.

GROUND FLOOR BEDROOM FOUR/STUDY
11'9" x 10'9" (3.59 x 3.28)
Feature wall light points, walk-in double glazed box bay window to the front, high quality LVT flooring and multiple power points.

KITCHEN
16'3" x 11'9" (4.96 x 3.59)
The kitchen is equipped with a matching range of soft-closing handle-free base and wall storage cupboards and drawers, with contrasting coloured finishes, incorporating high quality solid work surfaces with tiled splashbacks and integrated appliances, including fridge/freezer, washing machine and dishwasher. Fitted induction hob and in-built double oven. Inset sink unit with central mixer tap and draining board. Central island with contrasting worktop/breakfast bar and sliding double glazed patio doors open out into the rear garden. Opening through to the living space and door to the airing cupboard housing all of the cylinders and pipework.

LIVING ROOM
14'2" x 13'3" (4.33 x 4.04)
Feature glass lantern ceiling, media wall with inset remote controlled log-effect electric fire with space above for a flat screen TV, shelving either side with inset lighting, feature wall light points and strip lights, sliding double glaze patio doors open out to the rear patio.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Radiator and further staircase rising to the top floor with decorative wood spindle balustrade, feature inset ceiling strip light.

BATHROOM
6'8" x 6'6" (2.04 x 2.00)
Newly fitted three piece suite comprising a tiled-in bathtub with glass shower screen, mixer tap and mains shower over, hidden cistern push flush WC and wash hand basin with mixer tap and storage drawer beneath. Double glazed window to the rear, tiling to the walls, inset bathroom shelf, spotlights and extractor fan.

REAR BEDROOM
11'1" x 10'11" (3.39 x 3.34)
Double glazed window to the rear (overlooking the rear garden), radiator and fitted wardrobes to one wall with two central mirror-fronted panels incorporating shelving and hanging space.

FRONT BEDROOM
11'0" x 11'0" (3.36 x 3.36)
Double glazed window to the front, radiator and fitted floor to ceiling wardrobes to one wall with two central mirror-fronted panels incorporating shelving and hanging space. Door to en-suite.

EN-SUITE
6'11" x 4'7" (2.13 x 1.41)
Newly fitted three piece suite comprising tiled and enclosed shower cubicle with foldaway glass screen and dual attachment mains shower, hidden cistern push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Fully tiled walls, ladder towel radiator, spotlights, extractor fan, double glazed window to the front and LED lit bathroom mirror.

TOP FLOOR LANDING
Useful storage cupboard and door to top floor bedroom, feature inset ceiling strip light.

TOP FLOOR BEDROOM
13'5" x 11'0" (4.09 x 3.36)
Radiator, door to en-suite WC, fitted wardrobes and double glazed window to the rear (making the most of the views).

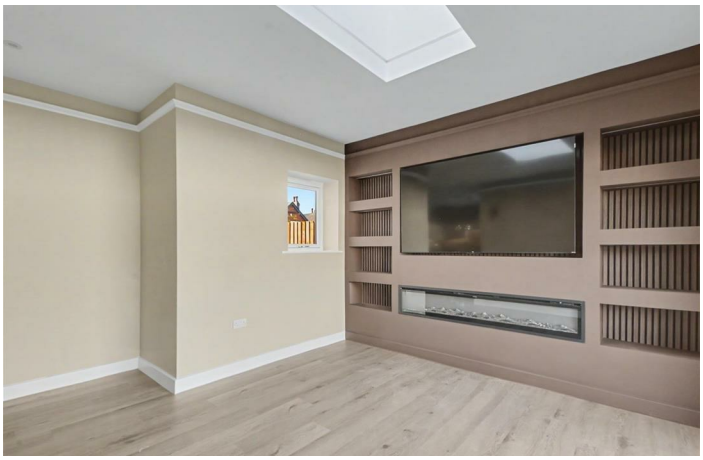
EN-SUITE WC
6'1" x 3'3" (1.87 x 1.01)
Newly fitted modern two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinet beneath, electric towel radiator, tiling to the walls, Velux roof window and wall mounted LED lit mirror.

OUTSIDE
The property is approached via a lowered kerb entry point onto a newly laid tarmac driveway providing off-street parking to the front of the property. Pedestrian access then leads down the left hand side to the rear and offers a small block paved area just prior to the front entrance door. The property is set back from the road with a rendered/painted front boundary wall.

TO THE REAR
The rear garden is enclosed by newly installed timber fencing with concrete posts and gravel boards to the boundary lines, incorporating a spacious and high quality porcelain slab paved patio area (ideal for entertaining) leading onto a generous lawn. Pedestrian then runs back round the side of the house leading to the front.

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, turn right onto Brookhill Street. Descend the hill and the development can be found on the right hand side.

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

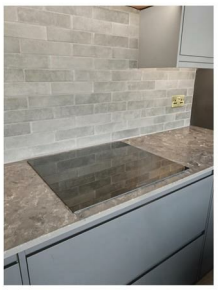




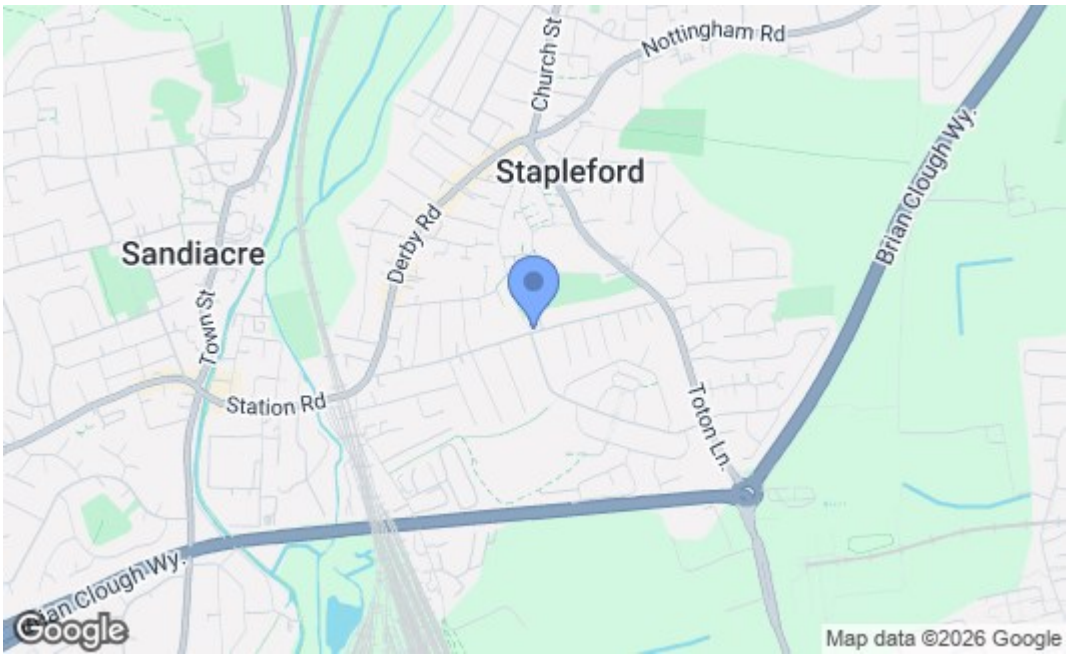


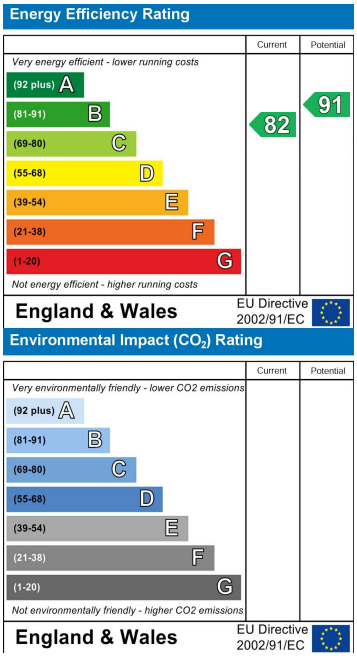












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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