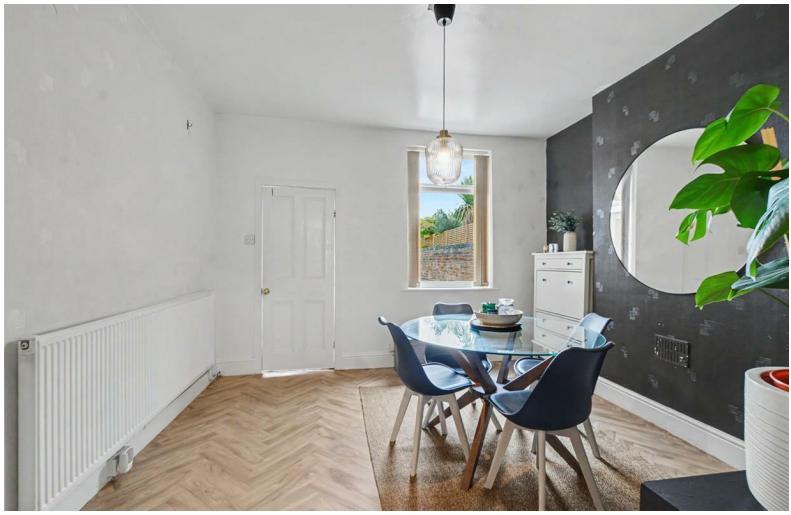
Robert Ellis

look no further...



Brookhill Street
Stapleford, Nottingham NG9 7BQ

A VICTORIAN BAY FRONTED THREE BEDROOM SEMI-DETACHED HOUSE.

Offers Over £215,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS VICTORIAN BAY FRONTED THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN THIS FAVOURED CATCHMENT LOCATION.

With accommodation over three floors, the ground floor comprises entrance hall, bay fronted living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and spacious four piece (recently modernised) bathroom. The property also benefits from a dual compartment cellar, accessed from a staircase in the kitchen.

The property benefits from gas fired central heating from a combination boiler with Hive thermostat, double glazing and a generous rear garden.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to nearby open space such as Archer's Field and Queen Elizabeth Park which boasts tennis courts, bowling green, football pitch and play area. For those needing to commute, there are also great transport links such as the A52 for Nottingham/Derby, i4 bus service, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

ENTRANCE HALL
13'6" x 3'1" (4.14 x 0.94)
uPVC panel and double glazed front entrance door accessed from a covered canopy porch, laminate-style vinyl flooring, radiator with display cover, decorative archway and coving, staircase rising to the first floor and door to dining room.

DINING ROOM
12'3" x 11'11" (3.74 x 3.64)
Double glazed window to the rear (with fitted blinds), radiator, laminate-style vinyl floor (to match the entrance hall), door to the hallway, door to living room and door to kitchen.

LIVING ROOM
14'0" x 11'11" (4.28 x 3.64)
Double glazed bay window to the front (with fitted blinds), radiator, media points, feature Adam-style fire surround with tiled hearth housing a coal effect fire, decorative coving and ceiling rose.

KITCHEN
14'5" x 8'1" (4.41 x 2.47)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating a single sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine and dishwasher, space for full height fridge/freezer, tiled floor, double glazed windows to the side and rear (with fitted blinds), uPVC panel and double glazed exit door to the garden, radiator, wall mounted gas fired combination boiler (for central heating and hot water) with Hive thermostat and door with steps leading to the dual compartment cellar.

CELLAR
A dual compartment cellar with staircase access from the kitchen, split into two halves with light, power and meters.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, original fitted storage cupboard, coving, decorative wood spindle balustrade and loft access point.

BEDROOM ONE
11'10" x 9'11" (3.63 x 3.03)
Double glazed window to the rear, coving, radiator and telephone point.

BEDROOM TWO
11'10" x 8'9" (3.62 x 2.68)
Double glazed window to the front (with fitted blinds), radiator and coving.

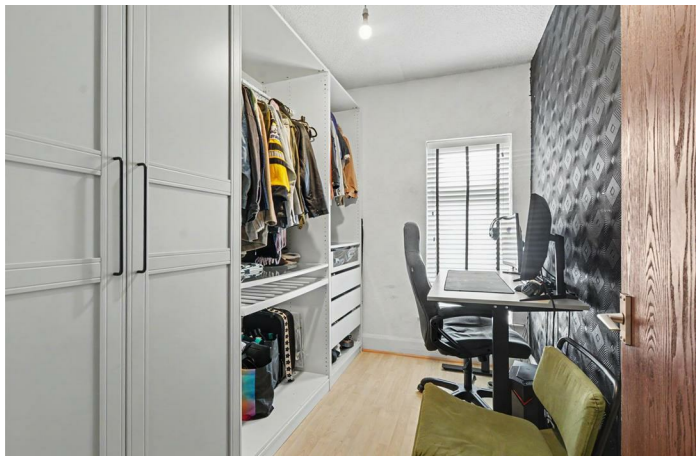
BEDROOM THREE
9'4" x 6'9" (2.86 x 2.08)
Double glazed window to the front (with fitted blinds), radiator and laminate flooring.

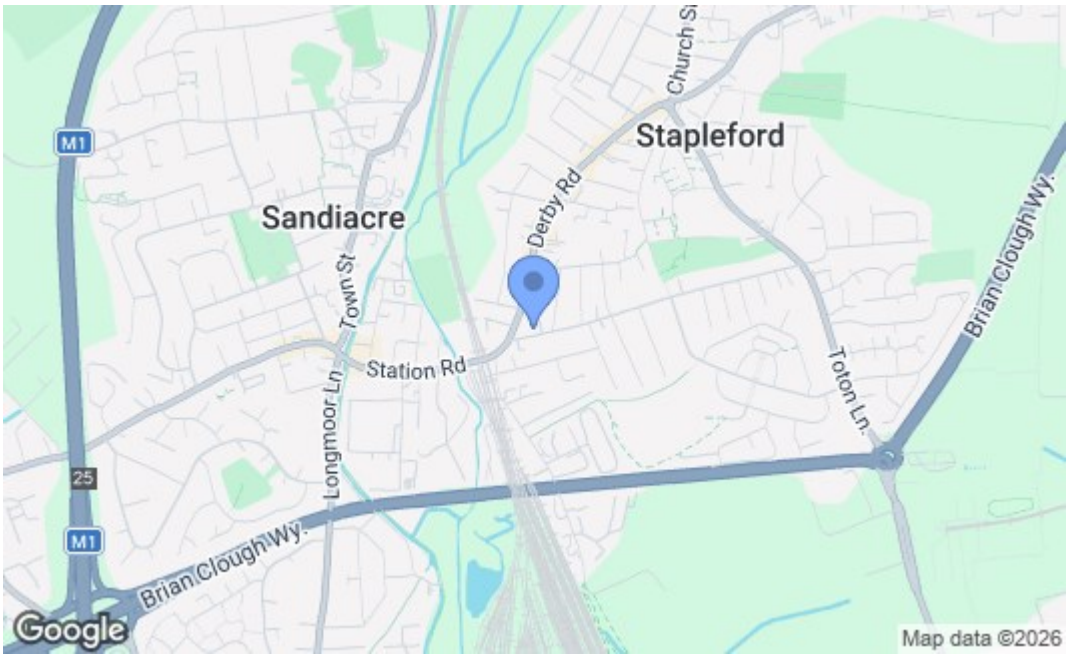
BATHROOM
10'4" x 7'10" (3.15 x 2.41)
A modern and recently re-fitted four piece suite comprising separate shower cubicle with decorative marble effect boarding and glass shower screen with dual attachment mains shower, P-shaped bathtub with mixer tap, handheld shower attachment and matching marble design back boards, wash hand basin with mixer tap and two storage drawers beneath, and hidden cistern push flush WC. Spotlights, extractor fan, ladder towel radiator, double glazed window to the rear and tile effect flooring.

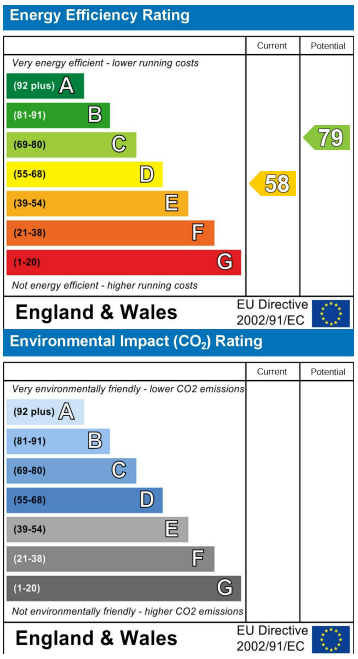
OUTSIDE
To the front of the property, there is a dwarf brick boundary wall and pathway providing access to the front entrance door. Gated side access leads to the side to the rear garden.

TO THE REAR
A good part of the rear garden is enclosed offering an extensive good size paved patio area (ideal for entertaining) leading onto a lawn section with planted borders housing a variety of bushes and shrubbery. Towards the foot of the plot, there is a further block paved patio area with timber pagoda offering a second entertaining area and the garden is enclosed by timber fencing and brickwork walls to the boundary line. Within the garden, there is an external lighting point and water tap.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Brookhill Street. 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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044