



Brookhill Street  
Stapleford, Nottingham NG9 7GD

A BAY FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE.

**£230,000 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room, open plan full width dining kitchen and utility room. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous garden space to the rear.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to the shops, services and amenities situated in Stapleford town centre and good transport links including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. Queen Elizabeth Park, Archers Field and a convenience store are all nearby.

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



## HALL

12'11" x 6'8" (3.96 x 2.04)

uPVC panel and double glazed front entrance door with double glazed windows surrounding the door, accessed via a decorative exposed brick archway to the front. Broadband router point, radiator, staircase rising to the first floor with useful understairs storage space, decorative panelling with doors to the living room and dining kitchen.

## LIVING ROOM

15'11" x 11'7" (4.87 x 3.55)

Double glazed bay window to the front, radiator, coving, media points, central chimney breast incorporating remote control operated electric fire, wall light points.

## FULL WIDTH DINING KITCHEN

19'6" x 9'0" (5.96 x 2.76)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers with square edge work surfaces including one and half bowl sink unit with draining board and central pull-out spray hose mixer tap. Fitted four ring hob with extractor over, in-built eye level double oven/combination grill, wine rack, double glazed window to the rear (with fitted roller blind), spotlights. Opening through to the dining area where there is ample space for dining table and chairs, radiator, sliding double glazed patio doors opening out to the rear garden, internal door to the utility room.

## UTILITY ROOM

9'0" x 5'2" (2.75 x 1.60)

Equips the white goods, plumbing for washing machine, space for fridge/freezer and potentially other kitchen appliances. Double glazed window to the side.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind), doors to all bedrooms and bathroom. Loft access point.

## BEDROOM ONE

11'8" x 10'11" (3.56 x 3.35)

Double glazed window to the front, radiator.

## BEDROOM TWO

13'9" x 11'7" (4.21 x 3.55)

Double glazed window to the rear overlooking the rear garden, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM THREE

7'6" x 6'8" (2.30 x 2.04)

Double glazed window to the front, radiator.

## BATHROOM

6'7" x 6'0" (2.01 x 1.84)

Three piece suite comprising panel bath with mains shower over, wash hand basin with mixer tap with storage cabinets beneath, push flush WC. Chrome ladder towel radiator, contrasting fully tiled walls, double glazed window to the rear, shaver point.

## OUTSIDE

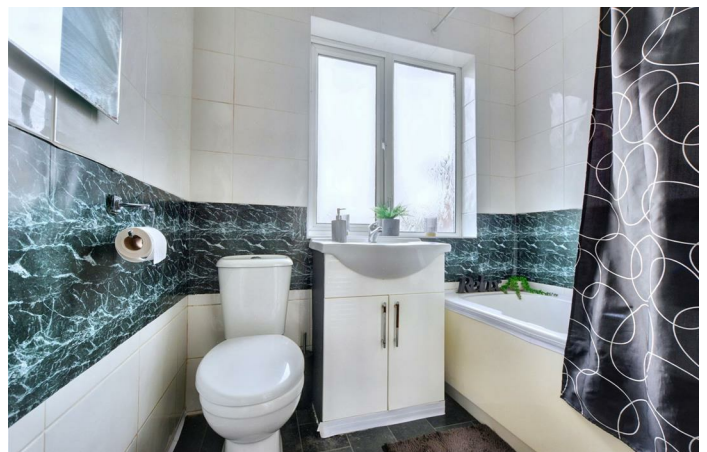
To the front of the property there is a privacy hedge to the front boundary line, pathway providing access to the front entrance door, pathway leading through to the rear.

## TO THE REAR

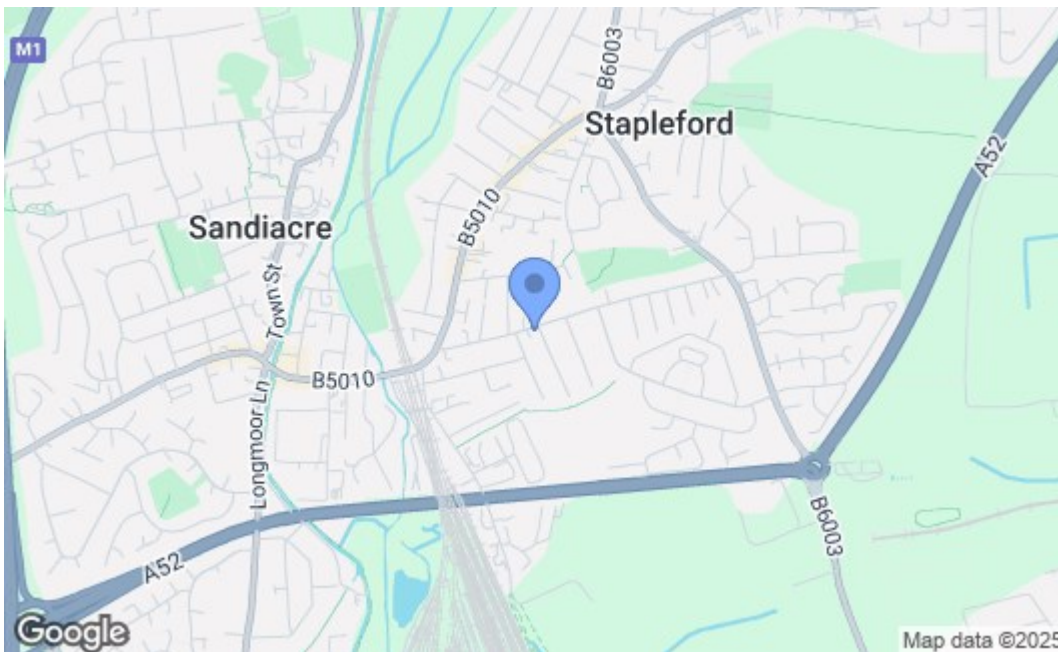
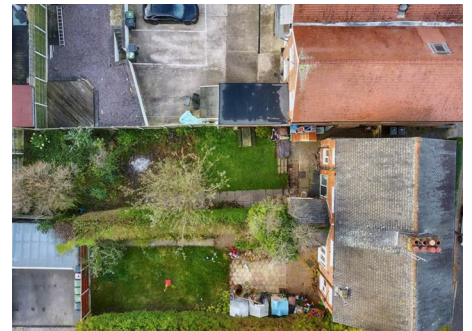
The rear garden is of a good overall proportion being enclosed by timber fencing and hedgerow to the boundary line, pathway leading down the left hand side towards the foot of the plot. The garden has a good size lawn (ideal for families) and a patio area with gated access leading back to the front.

## DIRECTIONAL NOTE

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.