

Brookfield Mews  
Sandiacre, Nottingham NG10 5DG

**£270,000 Freehold**





We have great pleasure in offering for sale this Waterside Property with no upward chain, offering three storey, three bedroom, two and a half bathroom accommodation situated in a cul-de-sac amongst similar dwellings enjoying an enviable position on the Erewash canal.

Built in 2006, this property offers all the comforts of a modern home with gas fired central heating served from a combination boiler and double glazed windows. Offering spacious flexible accommodation which comprises an entrance hall which opens through into the sitting room, which could equally be used as a ground floor bedroom and has French doors leading to the conservatory with French doors opening to the garden with canal aspect. Also located on the ground floor is a cloakroom/WC and a door to the utility room.

Rising to the first floor the attractive landing with wooden spindle balustrade and window has stairs leading to the second floor and doors to the dining kitchen with integrated appliances and the lounge which is light and airy and has window and Juliet balcony over looking the rear garden and canal. To the second floor, the landing provides access to two double bedrooms, the master with en-suite shower room, rear bedroom with aspect over the canal, and four piece family bathroom completes the accommodation.

A driveway at the front provides off street parking for two cars. The integral garage has been converted to provide a useful storage space at the front and utility room accessed from the hallway.

The rear garden has an ornamental gravel bed, shrubs and block paved patio and pathway leading to a bench seating area on the canal bank, an end of garden mooring is available via a Canal & River Trust application.

A great location, the canal has towpath walks and cycle paths and is part of the Nutbrook trail linking Trent Lock to Shipley Park. For those wishing to commute the area is served by good road networks to the A52 for Nottingham, Derby and the M1 motorway for further afield.

This spacious property is great for those looking for something a bit different with a waterside aspect and great commutability. NO CHAIN VIEWING RECOMMENDED.



### Entrance Hall

Composite double glazed front entrance door, stairs to the first floor with door to utility room, door to cloaks wc, door to understairs store cupboard, which also acts as a door to enclose sitting room/bedroom 3.

### Sitting Room/Bedroom 3

14'7" x 9'9" (4.44 x 2.98)

Radiator, double glazed window and double glazed French doors leading to conservatory.

### Conservatory

11'6" x 9'7" (3.51 x 2.93)

UPVC double glazed construction on a brick dwarf wall with French doors leading to the rear garden.

### Cloakroom/WC

Incorporating a two piece suite comprising wash hand basin and low flush wc. Air extractor, radiator.

### Utility Room

10'4" x 7'11" (3.17 x 2.43)

Wall and base cupboards, inset stainless steel sink unit with drainer. Plumbing and space for washing machine and space for tumble dryer. Door to storage area, previously the front of the garage.

### First Floor Landing

Feature wooden spindle balustrade, double glazed window and stairs leading to second floor. Doors to dining kitchen and lounge.

### Lounge

14'7" x 12'3" (4.44 x 3.74)

Wood flooring, radiator, tv point, feature electric fire, double glazed window and double glazed French doors with Juliet balcony with rear aspects.

### Dining Kitchen

15'0" x 8'6" (4.56 x 2.58)

Incorporating an oak fronted range of wall, base and drawer units with rolled edge work surfacing and inset 1 1/2 bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and stainless steel extractor hood over. Integrated dishwasher, fridge and freezer. Tiled splash

backs, table and chair space, radiator and double glazed window to the front.

### Second Floor Landing

Doors to bedrooms and bathroom. The landing door can be closed to create an ensuite bathroom for the rear bedroom.

### Bedroom 1

14'10" x 8'6" (4.52 x 2.59)

Fitted wardrobes, radiator, double glazed windows to the front. Door to en-suite.

### En Suite

Incorporating a three piece suite comprising pedestal wash hand basin, low flush wc and shower cubicle. Partially tiled walls, heated towel rail and double glazed window.

### Bedroom 2

12'4" x 8'4" (3.77 x 2.53)

Fitted Wardrobes and shoe closet. Radiator and double glazed window to the rear.

### Bathroom

Incorporating a four piece suite comprising pedestal wash hand basin, low flush wc, panelled bath and separate shower cubicle. Heated towel rail, tiled splashbacks and double glazed window.

### Outside

Open plan block paved forecourt, driveway providing off street parking for 2 cars. To the rear the property has an enclosed garden with ornamental gravel, shrubs and block paved patio and pathway leading to a bench seating area on the canal bank, an end of garden mooring is available via a Canal & River Trust application.

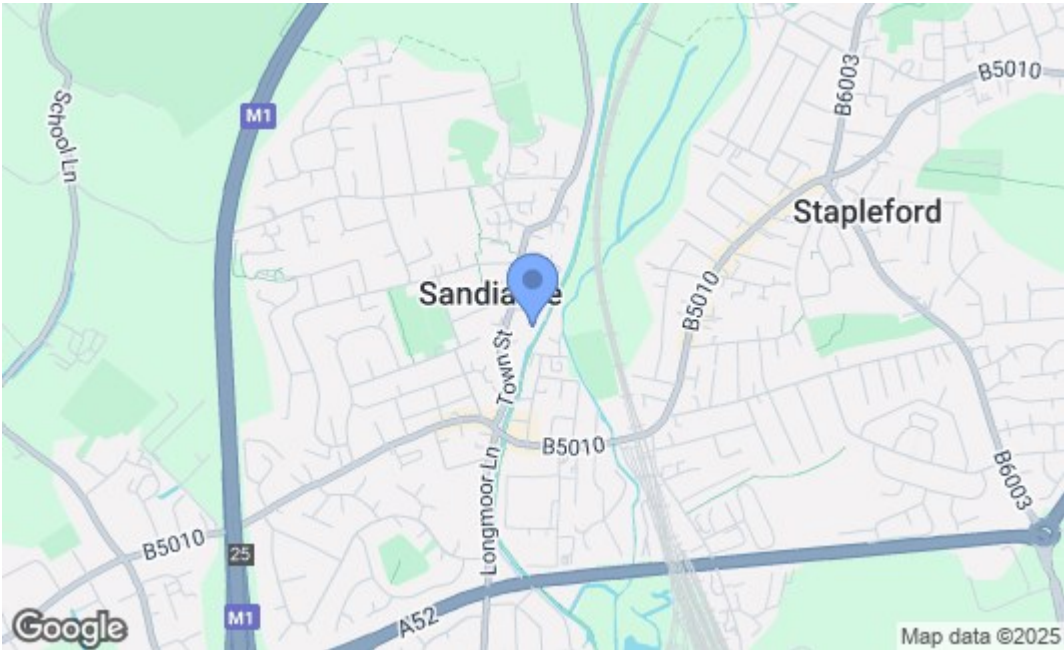
### Garage

6'6" x 7'11" (2 x 2.43)

Up and over door to the front, used for storage with door leading to utility room.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.