



Brookfield Mews,
Sandiacre, Nottingham
NG10 5DG

£249,995 Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM MID-TERRACED FAMILY HOME WITH GARAGE, OFF STREET PARKING AND REAR GARDEN OVERLOOKING THE CANAL. SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are delighted to market this spacious and well presented, three bedroom mid-terraced house, being sold with the added benefit of no onward chain. The property benefits double glazing and gas central heating throughout and is spread over three floors providing versatile living. This property would suit a wide range of buyers including first time buyers, investors looking for a rental opportunity and the growing family alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hall with integral access into the garage and a spacious under stairs storage cupboard, downstairs WC, utility room, study and conservatory overlooking the rear garden and the canal. To the first floor the landing leads to a large open plan Lounge/Kitchen with integrated appliances and French doors with a Juliet balcony. To the second floor there are three generous bedrooms with two benefitting from fitted wardrobe space and a modern four piece family bathroom suite. To the exterior, the property sits within a quiet cul-de-sac location and boasts off street parking for two vehicles with access into the garage through an up and over manual door. To the rear there is a garden with seating area and turf overlooking the canal.

Situated in the popular residential area of Sandiacre, close to a wide range of local schools shops and parks. The property is within walking distance to Sandiacre centre where shops, bars and beauty facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being a short drive away.



Entrance Hall

uPVC double glazed front door, laminate flooring, under stairs storage cupboard, radiator, painted plaster ceiling, ceiling light.

Cloaks/w.c.

2'4 x 5'0 approx (0.71m x 1.52m approx)

Low flush w.c., pedestal sink, radiator, tiled flooring, painted plaster ceiling, ceiling light.

Utility Room

6'0 x 5'8 approx (1.83m x 1.73m approx)

uPVC double glazed door, tiled flooring, space for washing machine, wall mounted boiler, radiator, painted plaster ceiling, ceiling light.

Study

7'6 x 9'3 approx (2.29m x 2.82m approx)

uPVC double glazed French doors to conservatory, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Conservatory

9'3 x 12'0 approx (2.82m x 3.66m approx)

uPVC double glazed French doors leading to the rear garden, laminate flooring, ceiling light.

First Floor Landing

uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Lounge

17'6 x 14'1 approx (5.33m x 4.29m approx)

uPVC double glazed window overlooking the rear and French doors with Juliet balcony, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Kitchen

8'4 x 7'7 approx (2.54m x 2.31m approx)

uPVC double glazed bay window overlooking the front, vinyl flooring, integrated fridge freezer, electric oven with gas hob and overhead extractor fan, integrated dishwasher, painted plaster ceiling, ceiling light.

Second Floor Landing

Carpeted flooring, painted plaster ceiling, ceiling light and loft access.

Bedroom One

8'1 x 14'1 approx (2.46m x 4.29m approx)

uPVC double glazed windows overlooking the front, built in

storage cupboard, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

6'8 x 11'9 approx (2.03m x 3.58m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

8'9 x 6'7 approx (2.67m x 2.01m approx)

uPVC double glazed window overlooking the rear garden, carpeted flooring, fitted wardrobe, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

7'7 x 5'6 approx (2.31m x 1.68m approx)

Laminate flooring, single enclosed shower unit with rainfall shower head, bath, WC, radiator, painted plaster ceiling, spotlights.

Garage

Up and over manual door, concrete flooring, power and lighting with integral access into the property.

Outside

To the front of the property there is off street parking available for two vehicles with access into the garage through an up and over manual door. To the rear there is a garden with a seating area and turf, overlooking the canal.

Directions

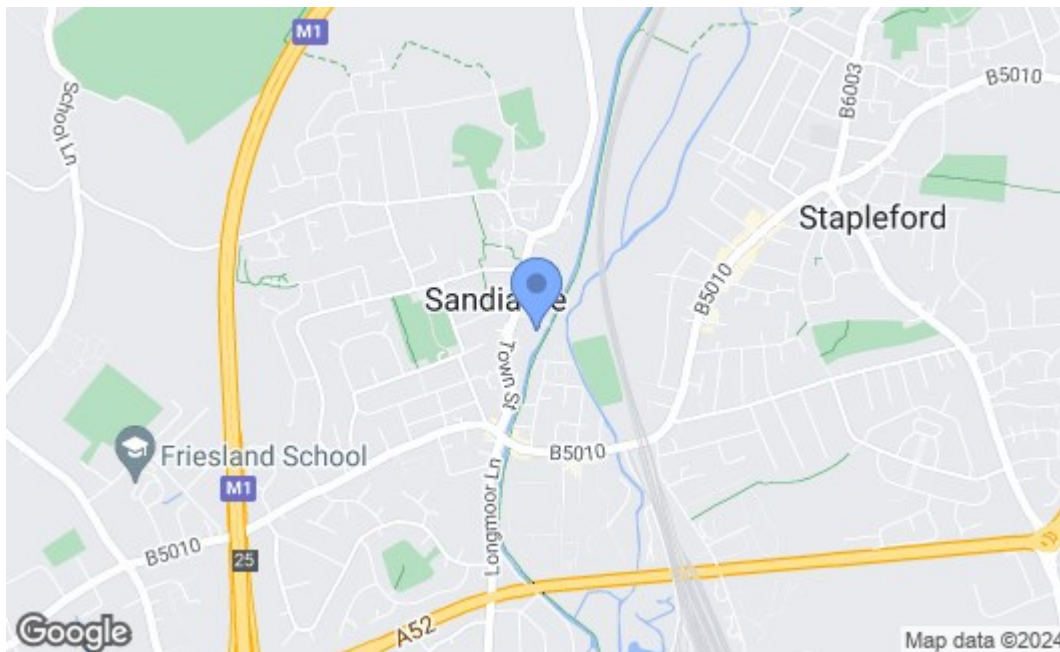
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road to the end and turn right onto Longmoor Lane and at the traffic lights continue straight over into Town Street, turn right down Mill Lane and Brookfield Mews can be found as a turning on the right hand side.

7706AMMP

Council Tax

Erewash Borough Council Band C





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 ₂) 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.