



Brookhill Street
Stapleford, Nottingham NG9 7GU

£279,995 Freehold

A BAY FRONTED TRADITIONAL,
EXTENDED THREE BEDROOM, TWO
BATHROOM DETACHED FAMILY HOME
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



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Robert Ellis are pleased to welcome to the market, with the benefit of NO UPWARD CHAIN, this traditional and extended bay fronted three bedrooms, two bathroom, three toilet detached family house situated within this popular and established residential location.

With accommodation over two floors which comprises an entrance porch leading through to entrance hall, bay fronted dining room, rear living room, spacious dining kitchen, w.c. and integral garage completing the ground floor accommodation. The first floor landing then provides access to the three bedrooms, master bedroom with en-suite facility and fitted wardrobes and family bathroom.

Other benefits to the property include gas central heating from combi boiler, double glazing, off street parking, integral garage and generous split garden space to the rear with direct access to Queen Elizabeth Park to the foot of the plot.

The property itself is located favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and for those needing to commute there are grate transport links nearby such as the A52 for Nottingham and Derby, the M1 J25 motorway and Nottingham Electric Tram terminus situated at Bardill's roundabout.

We believe the property itself would make an ideal family home and we therefore highly recommend an internal viewing.



Entrance Porch

Central panel and glazed entrance door with glazed windows to either side of the door and stained glass top panel. Exposed brickwork, tiled floor, coat pegs and further original panel and stained glass entrance door into the hallway with decorative stained glass panels surrounding the door.

Entrance Hallway

12'7" x 5'10" approx (3.84m x 1.78m approx)

Staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage pantry which houses the electricity meters. Radiator, tiled floor, coving, dado rail and internal doors to dining room, living room and kitchen.

Dining Room

13'8" x 11'2" approx (4.17m x 3.41m approx)

Double glazed bay window to the front with coloured glazed top panels, radiator, coving, decorative ceiling rose, dado rail and Adam style fire surround incorporating marble insert and hearth with open fire.

Living Room

20'2" x 10'11" approx (6.16m x 3.35m approx)

Sliding double glazed patio doors opening out to the rear garden, radiator, decorative coving, two ceiling roses, media points, decorative stained glass window to the side and feature Adam style fire surround with decorative marble inset and hearth housing coal effect fire.

Breakfast Kitchen

15'3" x 12'9" approx (4.65m x 3.89m approx)

The kitchen is equipped and comprises a matching range of fitted base and wall storage cupboards with laminate work surfaces incorporating counter level single sink and draining board with central mixer tap and tiled splashbacks. Gas cooker point with extractor canopy over, plumbing for a dishwasher and further under counter kitchen appliances, glass fronted crockery cupboards, space for a full height fridge freezer, coving, spotlights, radiator, internal door to garage, panel and glazed side exit door to outside, two Velux roof windows, wall light points, additional hardwood framed double glazed window to the rear overlooking the garden with fitted roller blind, ample space for dining table and chairs, laminate flooring and boiler cupboard housing the gas central heating combination boiler. Door to:

Ground Floor w.c.

6'11" x 5'4" approx (2.13m x 1.64m approx)

Two piece suite comprising push flush w.c. and wash hand basin with tiled splashbacks. Hardwood framed double glazed window to the rear with fitted blinds and panelled exit door to outside. Tiled floor, chrome heated ladder towel radiator and wall light points.

First Floor Landing

Coving, dado rail, hardwood framed double glazed window to the side, doors to all bedrooms and bathroom and loft access point with pull down loft ladder to an insulated and lit loft space.

Bedroom 1

20'5" x 10'11" approx (6.24m x 3.35m approx)

Two fitted double wardrobes with shelving and hanging space, radiator, coving, hardwood framed double glazed window overlooking the rear garden, wall light points and door to:

En-Suite

5'10" x 4'11" approx (1.78m x 1.52m approx)

Three piece suite comprising separate tiled and enclosed shower cubicle with electric shower, push flush w.c. and wash hand basin. Tiling to the walls, radiator and hardwood framed double glazed window to the rear. Mirror fronted bathroom cabinet.

Bedroom 2

12'0" x 10'11" approx (3.66m x 3.35m approx)

Double glazed window to the front, radiator and coving.

Bedroom 3

7'4" x 5'10" approx (2.25m x 1.8m approx)

Double glazed window to the front with fitted blinds, radiator, coving and inset wardrobe with shelving and hanging rail.

Bathroom

7'10" x 6'5" approx (2.39m x 1.97m approx)

Three piece suite comprising panelled bath with central mixer tap with shower attachment over and glass shower screen, wash hand basin with mixer tap and push flush w.c. Partial wall tiling, radiator, spotlights and wood framed double glazed window to the side with fitted roller blind.

Outside

To the front there is a lowered curb entry point to a driveway providing off street parking which in turn leads to the integral garage via an up and over door. Front garden is designed for low maintenance, being predominantly paved with some planted flower borders housing a variety of bushes and shrubbery to the boundary line.

The rear garden is of a good overall size, ideal for families with a good size paved patio seating area, door access to the ground floor w.c. and paved access leading down the side to a further door into the breakfast kitchen. Within the patio area there is a brick retaining wall with decorative coping stones and the garden then opens out to the first part of the garden which is predominantly lawned with a vast array of planted borders housing a variety of bushes, shrubs, trees and plants. There is a good size pitched roof timber storage shed with the benefit of power, central door and corner windows. To the foot of the plot the garden opens out to more of an orchard style natural garden which historically has also had gated access leading beyond to Queen Elizabeth Park to the rear.

Garage

16'2" x 8'7" approx (4.95m x 2.64m approx)

With up and over door to the front, Velux sky light window, decorative exposed brickwork and part panelling to the mezzanine storage area, plumbing for washing machine and space for tumble dryer and additional further kitchen appliances, sink unit with cold feed tap, power and lighting points.

Directions

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 and take a right hand turn onto Brookhill Street. Descent the hill and the property can be found on the right hand side identified by our for sale board.

Council Tax

Broxtowe Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

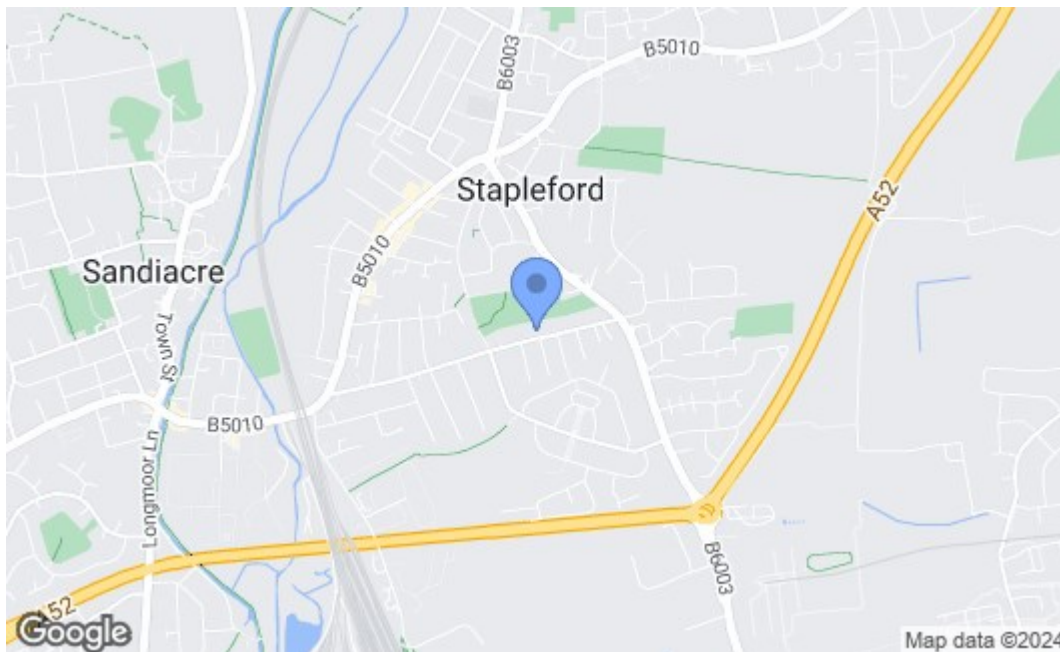
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.