



**Neston Drive  
Cinderhill, Nottingham NG6 8QZ**

**Asking Price £220,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
SEMI-DETACHED PROPERTY FOR SALE  
SITUATED IN CINDERHILL, NOTTINGHAM.



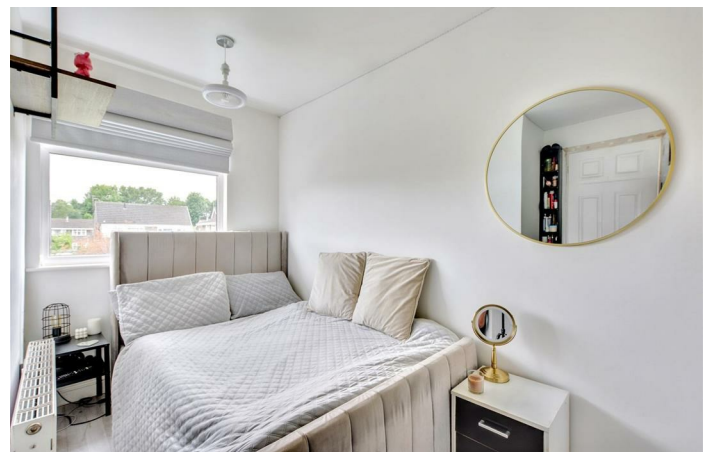
IDEAL FIRST TIME BUY OR FAMILY HOME – VIEWING HIGHLY RECOMMENDED

Robert Ellis Estate Agents are pleased to present this well-proportioned three bedroom semi-detached home, ideally situated in the popular area of Cinderhill, Nottingham. Cinderhill is well-regarded for its excellent local amenities, reputable schools, nearby parks, and superb transport links, 200yards to tram lines running in either direction providing easy access to Nottingham city centre and beyond — perfect for commuters and families alike.

The property itself benefits from gas central heating and double glazing throughout, providing year-round comfort. Inside, you'll find a spacious lounge, a well-appointed dining kitchen ideal for family meals and entertaining, three good-sized bedrooms, and a modern family bathroom.

Outside, there's a driveway offering off-road parking. The generous rear garden provides plenty of space for children to play, gardening, or simply relaxing.

A fantastic opportunity for first time buyers and growing families. Early viewing is strongly recommended to fully appreciate the space, location, and potential this lovely home has to offer.



### Entrance Hallway

7'5 x 4'8 approx (2.26m x 1.42m approx)

Modern UPVC double glazed door to the front elevation with fixed double glazed panel to the side, recessed spotlights to the ceiling, wall mounted radiator, laminate floor covering, staircase leading to the first floor landing, panelled door leading through to the living room.

### Living Room

11'8 x 15'04 approx (3.56m x 4.67m approx)

UPVC double glazed sectional bay window to the front elevation, recessed spotlights to the ceiling, coving to the ceiling, wall mounted radiator, laminate floor covering, feature fireplace incorporating a modern stainless steel electric fire, opening through to the dining kitchen.

### Dining Kitchen

8'10 x 14'11 approx (2.69m x 4.55m approx)

With a range of matching wall and base units with laminate worksurfaces over incorporating a 1 1/2 bowl stainless steel sink with swan neck mixer tap over, space and plumbing for an automatic washing machine, integrated oven, four ring stainless steel gas hob, tiled splashbacks, laminate floor covering, space peninsular island unit offering further storage with additional breakfast bar overhang, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation allowing access to the enclosed rear garden, recessed spotlights to the ceiling, ample space for dining table, wall mounted radiator, understairs storage providing useful additional storage space with shelving housing gas meter point, space and point for freestanding fridge freezer.

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, recessed spotlights to the ceiling, spacious storage cupboard, panelled doors leading off to:

### Family Bathroom

5'07 x 8'06 approx (1.70m x 2.59m approx)

This extended bathroom benefits from having a three piece suite comprising jacuzzi bath with mains fed rainwater shower over, wall hung vanity wash hand basin, low level flush WC, heated towel rail, tiled splashbacks, spotlights to the ceiling, extractor unit, illuminated medicine cabinet with light.

### Bedroom Two

8'7" x 11'8" approx (2.64m x 3.58m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering.

### Bedroom One

8'07 x 12'08 approx (2.62m x 3.86m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, built-in wardrobes with sliding mirrored doors providing additional storage space.

### Bedroom Three

9'07 x 5'11 approx (2.92m x 1.80m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, pathway leading to the front entrance door, garden laid to lawn, fencing to the boundaries, secure gated access to the rear of the property.

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries, mature shrubs and trees planted to the borders, paved patio area and additional freestanding garage/store.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

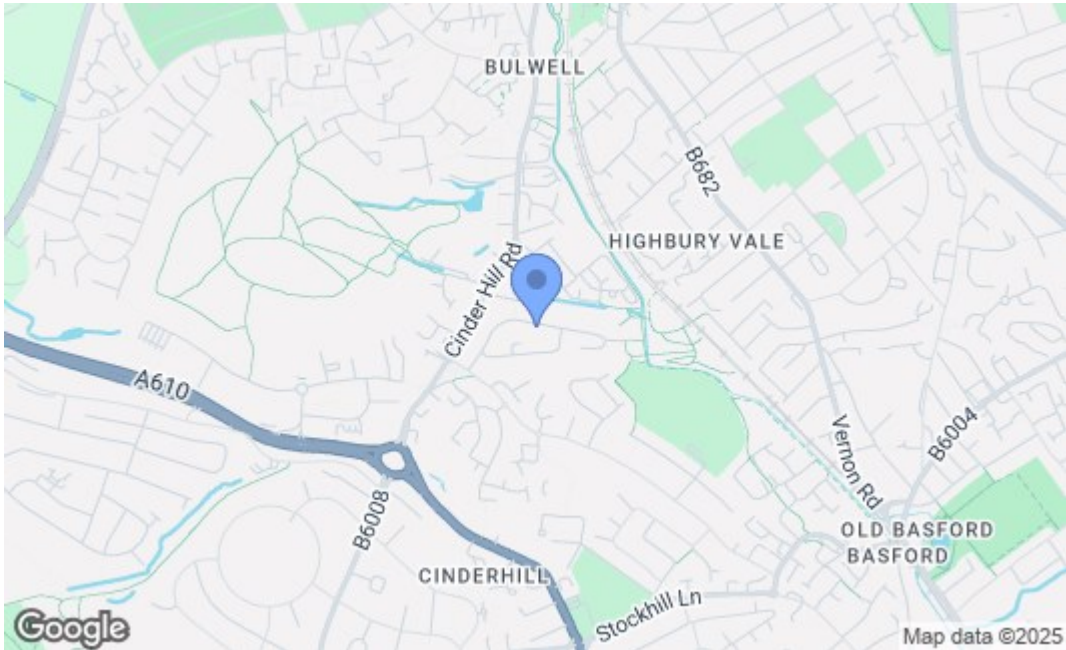
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| 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.