



Bodmin Drive,  
Cinderhill, Nottingham  
NG8 5LG

**£170,000 Freehold**



This well-planned two-bedroom home offers a layout that's both practical and easy to enjoy. Stepping in through the porch, you're welcomed into a spacious main reception room that works perfectly as the heart of the home. With the staircase tucked neatly to the side, the space remains open and versatile, ready to suit a variety of furniture styles and day-to-day living needs.

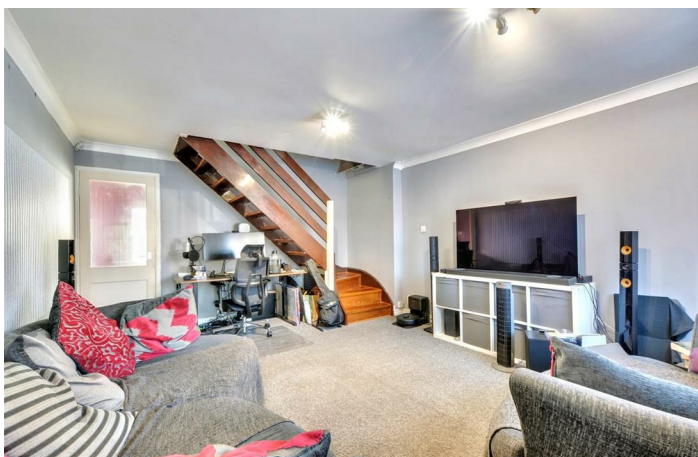
At the rear, the kitchen sits conveniently between the living area and conservatory, making mealtimes and entertaining a breeze. The conservatory itself is a real highlight, providing a bright and inviting additional space that can be enjoyed all year round, with doors opening directly to the garden – perfect for relaxing or extending your living space outdoors.

Upstairs, the home offers two generous bedrooms, positioned front and back for added privacy. A centrally located bathroom completes the first floor, comfortably fitted to meet everyday requirements. The layout makes clever use of space, giving clear and practical zones for relaxing, cooking, sleeping, and unwinding.

Positioned on Bodmin Drive in Nottingham, the property benefits from a sought-after residential setting with great connections. Just three miles from the city centre, it's ideally placed for both work and leisure, with excellent transport links by bus and train, plus easy access to local amenities.

The area has a welcoming community feel, with established homes and friendly surroundings. Families will appreciate the nearby schools, including Ambleside Primary and Ellis Guilford Secondary, while day-to-day essentials are close by with supermarkets, healthcare services, and local shops all within easy reach. For commuters, Bulwell station is just over a mile away, adding further convenience.

With green spaces and leisure facilities close at hand, this location offers a balanced lifestyle – combining the practicality of city access with the comfort of a residential neighbourhood. Whether you're a first-time buyer, looking to move up the ladder, or wanting to downsize to something manageable, this property provides a comfortable and appealing option in a well-connected part of Nottingham.



### Entrance Lobby

4'11 x 4'6 approx (1.50m x 1.37m approx )

UPVC double glazed leaded door to the side elevation with UPVC double glazed leaded windows to the front and side elevations, ceiling light point, carpeted flooring, internal glazed door leading through to the living room.

### Living Room

17'05 x 12'11 approx (5.31m x 3.94m approx)

UPVC double glazed leaded window to the front elevation, wall mounted double radiator, staircase leading to the first floor landing, ceiling light point, coving to the ceiling, internal glazed door leading through to the dining kitchen.

### Dining Kitchen

12'11 x 9'2 approx (3.94m x 2.79m approx )

With a range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, integrated oven with four ring gas hob above and extractor hood over, space and plumbing for a freestanding fridge freezer, space and plumbing for an automatic washing machine, window to the rear elevation, double glazed wooden access door, wall mounted radiator, ceiling light point, tiling to the floor, tiled splashbacks, internal double glazed door leading through to the conservatory.

### Conservatory

11'2 x 5'07 approx (3.40m x 1.70m approx)

Tiling to the floor, wall light point, UPVC double glazed French doors leading out to the rear garden with UPVC double glazed windows to the side and rear elevations.

### First Floor Landing

Ceiling light point, loft access hatch, panelled doors leading off to:

### Family Bathroom

7'10 x 4'08 approx (2.39m x 1.42m approx)

Three piece suite comprising panelled bath with electric Triton shower over, pedestal wash hand basin, low level flush WC, tiling to the floor, wall mounted radiator, UPVC double glazed window to the side elevation, tiled splashbacks, ceiling light point.

### Bedroom One

8'11 x 13' approx (2.72m x 3.96m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in storage cupboard over the stairs providing useful additional storage space housing the gas central heating combination boiler providing hot water and central heating to the property.

### Bedroom Two

9'04 x 13' approx (2.84m x 3.96m approx)

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

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding, garden laid to lawn, brick wall to the boundary, pathway to the entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, freestanding concrete sectional garage, garden laid to lawn and patio area.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

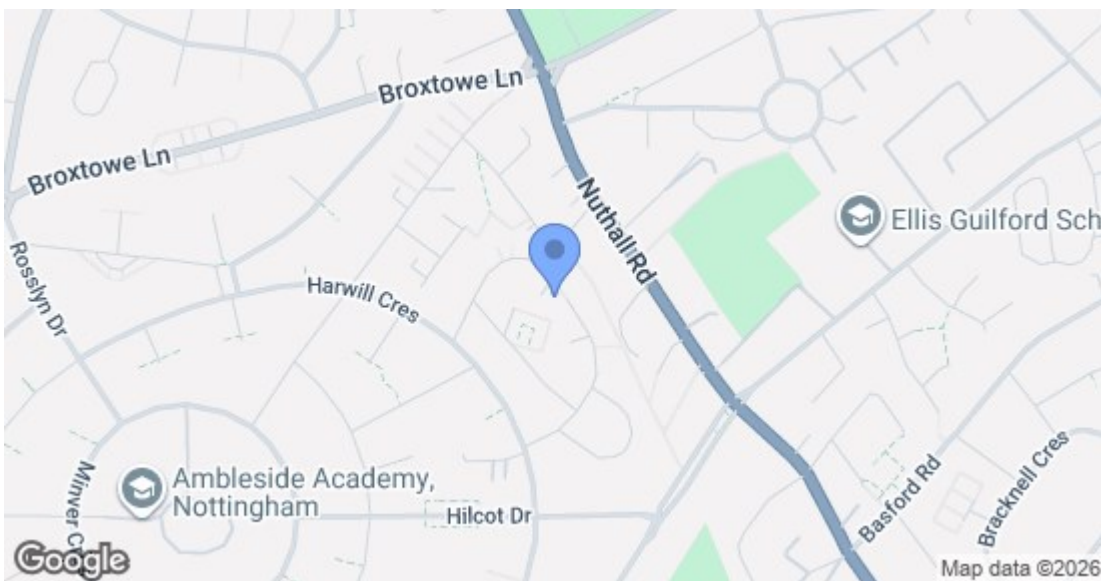
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.