



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

**Guide Price £210,000 Freehold**

**\*\*GUIDE PRICE £210,000 - £220,000\*\***  
A WELL PRESENTED THREE BEDROOM  
SEMI-DETACHED PROPERTY FOR SALE  
SITUATED IN CINDERHILL, NOTTINGHAM.



**\*\*GUIDE PRICE £210,000 - £220,000!!!\*\***

**\*\* PERFECT FOR FIRST TIME BUYERS, MOVE STRAIGHT IN! \*\***

Robert Ellis Estate Agents are delighted to offer to the market this well-presented three bedroom semi-detached home is situated in a popular area of Cinderhill, Nottingham, offering a comfortable and spacious living environment. The property features a good-sized lounge diner, perfect for both family living and entertaining. The lounge diner leads through to the kitchen, which offers functional and provides a great space for meal preparation.

Upstairs, you'll find a family bathroom fitted with a three-piece white suite alongside three generously sized bedrooms, offering ample space for relaxation and storage.

Outside, the property benefits from a driveway providing off-road parking, as well as a detached garage to the rear. The garage offers versatile space, perfect for use as a gym, workshop, or additional storage. The rear garden is of a good size, providing plenty of outdoor space for family activities, gardening, or simply relaxing.

This home is ideal for a growing family or anyone looking for a spacious property with great potential. Viewing is highly recommended to fully appreciate the size and features of this wonderful home.



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway, wood effect laminate flooring, wall mounted radiator, staircase leading to the first floor landing, internal door leading to the lounge diner.

### Lounge Diner

16'2" x 11'6" approx (4.94 x 3.53 approx)

Double glazed window to the front elevation, wood laminate flooring, wall mounted radiator, TV point, internal door leading to the kitchen.

### Kitchen

14'9" x 8'10" approx (4.52 x 2.70 approx)

Double glazed window to the rear elevation, double glazed door to the rear elevation leading to the enclosed rear garden, tiled flooring, tiled splash backs, a range of wall, base and drawer with worksurfaces over incorporating a sink with mixer tap, four ring gas hob, extractor hood, integrated electric oven, space and point for a freestanding fridge freezer, space and plumbing for an automatic washing machine, pantry cupboard.

### First Floor Landing

Double glazed window to the side elevation, carpeted flooring, loft access hatch, built-in storage cupboard, internal doors leading into bedroom 1, 2, 3 and the family bathroom.

### Bedroom 1

8'7" x 12'7" approx (2.62 x 3.86 approx)

Double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator.

### Bedroom 2

8'6" x 9'9" approx (2.61 x 2.98 approx)

Double glazed window to the rear elevation, carpeted laminate flooring, wall mounted radiator.

### Bedroom 3

5'11" x 9'6" approx (1.82 x 2.9 approx)

Double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator, built-in storage cupboard.

### Family Bathroom

5'4" x 5'10" approx (1.65m x 1.78m approx)

Double glazed window to the rear elevation, tiled flooring, tiled splash backs, heated towel rail, spotlights the ceiling, 3 piece suite comprising of a bath with mixer tap and shower attachment above, hand wash basin with mixer tap and a WC.

### Front of Property

To the front of the property there is a driveway providing off the road parking, access into the garage with brick wall to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a decking area, artificial lawn, a range of plants and shrubbery with fencing and brick wall to the boundaries.

### Garage

7'7" x 19'10" approx (2.32 x 6.06 approx)

The garage offers versatile space, perfect for use as a gym, workshop, or additional storage.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

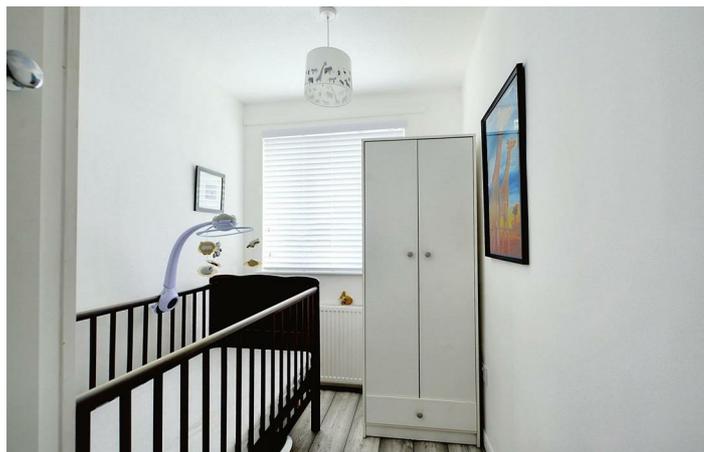
Flood Defences: No

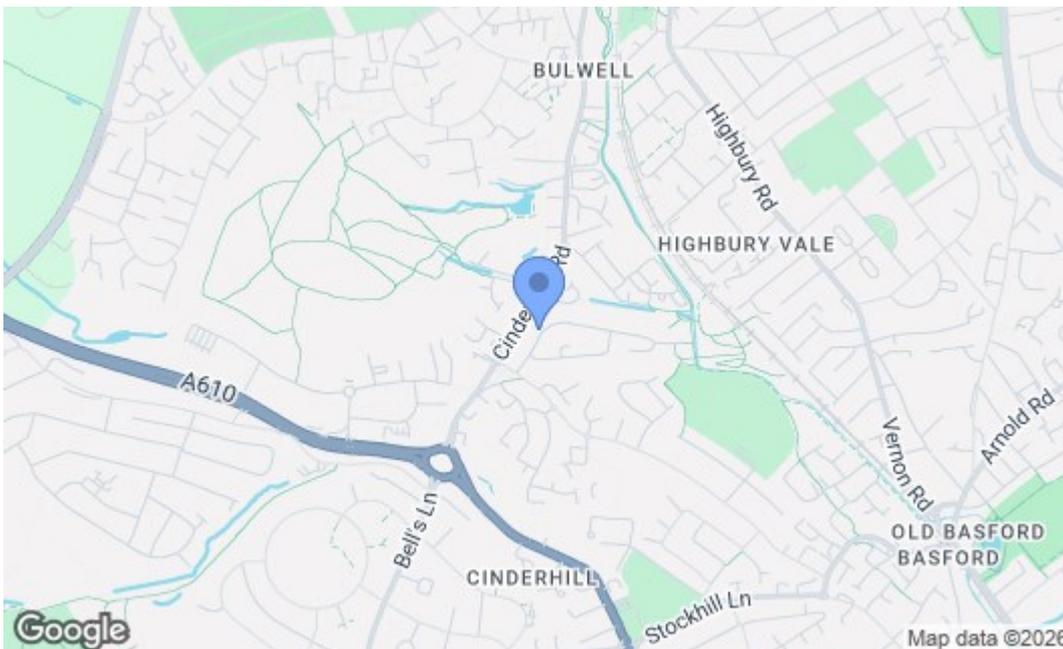
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

I043MR/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.