Robert Ellis

look no further. . .

Brancaster Close
Cinderhill, Nottingham NG6 8SL

Charming 2-Bedroom Detached Home | Cinderhill, Nottingham

Guide Price £245,000 Freehold

GUIDE PRICE £245,000 - £255,000

Tucked away in the well-connected and popular residential area of Cinderhill, this delightful two-bedroom detached property presents a fantastic opportunity for first-time buyers, downsizers, or small families looking for a comfortable and versatile home. With excellent access to a range of local amenities—including schools, supermarkets, and public transport links such as the nearby tram and regular bus services—this home offers the perfect balance of convenience and quiet suburban living.

Upon entering, you're greeted by a welcoming entrance room, currently used as the dining space, this is a versatile room that could adopt a variety of uses. From here, you'll find a modern, well-fitted kitchen with ample storage and worktop space, ideal for everyday cooking. The generous lounge sits at the heart of the home, filled with natural light and offering a cosy setting for relaxing. An open-plan dining area adjoins the lounge, creating a sociable layout well-suited to both family living and entertaining guests.

A door from the main living space leads to an inner hallway, providing access to the family bathroom, as well as the main bedroom, which is spacious and well-lit, offering a peaceful retreat at the end of the day. The home continues to impress on the lower level, where you'll find a second double bedroom—ideal for guests or children—, study, or home office. This spacious room features two sets of French doors that open directly out onto the generous rear garden, creating a seamless indoor-outdoor flow and bringing in plenty of natural light.

The garden itself is a real highlight—well featured and landscaped offering a large, private outdoor space perfect for entertaining, relaxing, or letting children play. With the addition of a raised decking for all you sun chasers out there. Whether you're a keen gardener or simply enjoy time outdoors, the space offers plenty of potential.

To the front of the home, a private driveway and front garden provide valuable off-street parking and additional outside area for relaxation. This property also benefits from a quiet position within the neighbourhood, while still being just a short walk or drive from key amenities.

With its flexible layout, spacious garden, and excellent location, this is a property that offers both comfort and practicality. Viewings are highly recommended to fully appreciate everything this lovely home has to offer.

Dining Room
8'1" x 11'9" approx (2.484 x 3.593 approx)
UPVC double glazed French doors to the side elevation leading out to the front garden, UPVC double glazed window to the front elevation, laminate floor covering, ample space for a dining table, archway through to the kitchen.

Kitchen
14'9" x 7'3" approx (4.50 x 2.213 approx)
Laminate floor covering, UPVC double glazed windows to the front and side elevations, UPVC double glazed door leading to the rear garden, space and point for an American style fridge freezer, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob and extractor hood over, wall mounted radiator, door leading through to the lounge.

Lounge
10'4" x 17'4" approx (3.166 x 5.295 approx)
Laminate floor covering, UPVC double glazed bay fronted window to the front elevation, coving to the ceiling, wall mounted radiator, feature fireplace withy stone hearth and surround with inset living flame gas fire, archway leading through to the landing.

Landing
UPVC double glazed window to the rear, laminate floor covering, coving to the ceiling, carpeted staircase leading down into bedroom one, door leading off to the lobby.

This versatile space has potential to be used as a home office/second reception subject to the buyers needs and requirements.

Lobby
Laminate floor covering, loft access hatch, doors leading off to:

Family Bathroom
5'10" x 7'4" approx (1.790 x 2.245 approx)
Laminate floor covering, WC, vanity wash hand basin with mixer tap and storage below, WC, built-in shelving and storage cupboards, heated towel rail, shower enclosure with mains fed shower over, UPVC double glazed window to the side elevation.

Bedroom Two
10'6" x 9'3" approx (3.207 x 2.844 approx)
UPVC double glazed window to the rear elevation, laminate floor covering, wall mounted radiator, coving to the ceiling.

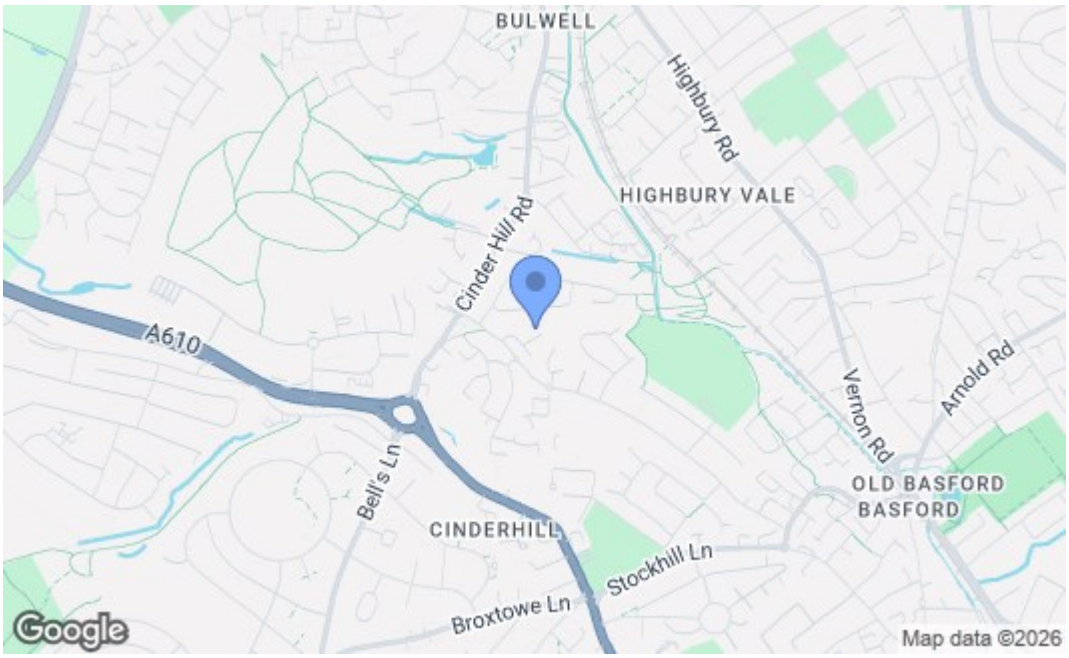
Bedroom One
19'2" x 8'6" approx (5.847 x 2.592 approx)
Built-in wardrobes with mirrored sliding doors, wall mounted radiator, two sets of UPVC double glazed French doors to the rear elevation leading out to the rear garden, carpeted flooring.

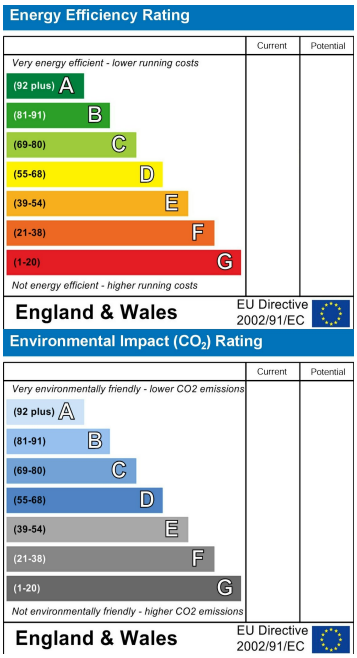
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking for multiple cars, gated access to the rear of the property, front garden with lawned area and paved patio ideal for seating, flowerbeds to the borders with a range of plants and shrubbery planted throughout.

Rear of Property
To the rear of the property there is a spacious enclosed rear garden with paved patio area, lawned area, a range of plants and shrubbery planted to the borders, fencing to the boundaries, decked steps leading up to the kitchen with external access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps 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





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.

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