



**Christina Crescent  
Cinderhill, Nottingham NG6 8SH**

THREE BEDROOM EXTENDED DETACHED  
FAMILY PROPERTY

**£300,000 Freehold**



Robert Ellis Estate Agents are delighted to present this well-proportioned three-bedroom extended detached family home, perfectly located on the ever-popular Christina Crescent in Nottingham. Offering generous indoor space and an impressive garden, this property is ideal for families seeking both comfort and convenience.

Step inside to find a welcoming entrance hallway leading to a spacious open-plan lounge/diner, a fitted kitchen, and access to the utility room and ground floor WC. Stairs from the hallway lead to the first floor, where you'll find three bedrooms, a family bathroom, and a separate WC—perfect for busy family life.

To the front, the property boasts a driveway with space for multiple vehicles and a neat lawned garden area. But it's the rear garden that truly steals the show—prepare to be wowed! A true gardener's paradise, the space includes a large lawned area, detached garage, car port, and room to relax, grow, and enjoy.

Additional features include cavity wall insulation, an A-rated boiler, Gas Safe servicing, and a valid EICR report offering peace of mind and energy efficiency.

Situated close to local schools, shops, and excellent transport links, this home ticks all the boxes for growing families or anyone seeking space and potential in a well-connected area.

This is a must-view property, don't miss out! Contact us today to arrange your viewing.



### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising wooden flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, under the stairs storage cupboard, door leading through to the kitchen, door leading through to the open plan lounge diner.

### Open Plan Lounge Diner

#### Lounge Area

11'7" x 12'5" approx (3.54 x 3.81 approx)

Double glazed window to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling, gas fire with marbled hearth and wood surround, archway to the dining space, coving to the ceiling.

#### Dining Area

10'7" x 12'6" approx (3.23 x 3.82 approx)

Continued laminate flooring, wall mounted radiator, double doors leading through to the additional reception room, serving hatch to kitchen, coving to the ceiling, archway through to the lounge area.

#### Reception Room Three

10'5" x 13'4" approx (3.18 x 4.08 approx)

Continuation of the laminate flooring, wall mounted radiator, double glazed French doors leading to the rear enclosed garden, Velux window, double doors leading through to the dining area.

#### Kitchen

18'9" x 8'3" approx (5.73 x 2.54 approx)

Tiled flooring, double glazed door to the side elevation, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, double glazed window to the side elevation, door to the utility room, space and point for a fridge freezer, space and plumbing for a dishwasher, space for a range cooker with stainless steel cooker hood above, breakfast bar providing additional seating and worktop space.

#### Utility Room

4'5" x 4'10" approx (1.36 x 1.48 approx)

Space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted boiler, double glazed window to the rear elevation, door to the downstairs WC.

#### Downstairs WC

2'9" x 4'5" approx (0.86 x 1.36 approx)

Double glazed window to the rear elevation, tiled flooring, handwash basin with mixer tap, WC, wall mounted radiator.

#### First Floor Landing

Carpeted flooring, loft access hatch, double glazed window to the side elevation, storage cupboard providing useful additional storage space, doors leading off to rooms.

#### Bedroom One

13'4" x 8'11" approx to the wardrobes (4.07 x 2.73 approx to the wardrobes)

Carpeted flooring, built-in wardrobes, double glazed window to the front elevation, wall mounted radiator.

#### Bedroom Two

10'0" x 11'10" approx (3.06 x 3.63 approx)

Carpeted flooring, built-in wardrobes, double glazed window to the rear elevation, wall mounted radiator.

#### Bedroom Three

7'10" x 8'10" approx (2.39 x 2.70 approx)

Carpeted flooring, over the stairs storage, coving to the ceiling, double glazed window to the front elevation, wall mounted radiator.

#### Bathroom

5'11" x 5'8" approx (1.82 x 1.74 approx)

Linoleum flooring, double glazed window to the rear elevation, vanity wash hand basin with mixer tap, wall mounted radiator, tiled splashbacks, spotlights to the ceiling, shower cubicle with mains fed shower.

#### Separate WC

2'5" x 5'10" approx (0.74 x 1.78 approx)

WC, double glazed window to the rear elevation.

#### Outside

##### Rear of Property

To the rear of the property there is an enclosed rear garden mainly laid to lawn, two sheds, greenhouse, fencing to the borders, a range of plants and shrubbery planted to the borders.

##### Side of Property

Gated carport leading to the garage.

##### Garage

Up and over door, light and power.

##### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, fencing to the borders, lawned area with stepping stones, a range of plants and shrubbery planted to the front of the property, gated access to the carport.

#### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

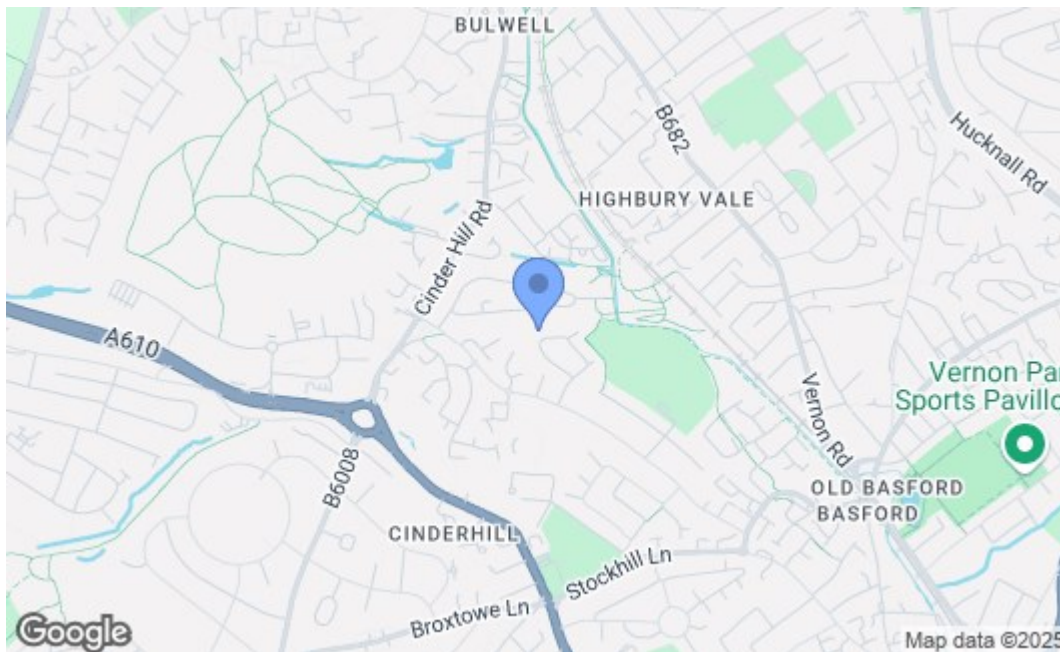
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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.