Robert Ellis

look no further. . .

Cinderhill Road
Bulwell, Nottingham NG6 8SB

THREE-BEDROOM SEMI-DETACHED HOME,
CINDERHILL ROAD, BULWELL

Offers Over £250,000 Freehold

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This spacious three-bedroom semi-detached home on Cinderhill Road, Bulwell, offers an ideal combination of comfort, practicality and potential. Perfectly situated for easy access to local amenities and transport links, the property is well suited to families, commuters and those seeking a home with additional space for hobbies or development opportunities.

The location is exceptionally convenient, with near-instant access to both bus and tram services providing effortless connections across Nottingham. Bulwell Town Centre is just a short walk away, offering a wide range of shops, supermarkets and eateries. The M1 motorway can be reached within five minutes by car, making this property ideal for those who commute further afield. Several schools and an NHS centre are close by, and Bulwell Train Station provides additional transport options for regional and national travel.

Outside, the property benefits from multiple parking spaces, including some in front of a secure and sheltered car port, with additional spaces located behind a highly secure gated area. The extensive outbuildings are a rare and valuable feature, comprising a brick-built garage complete with mechanic's inspection pit, the original coal shed and outside W/C, and two well-equipped workshops with heating facilities and electricity. To the rear, a private garden offers a peaceful retreat, while an adjoining parcel of land measuring 193 square yards —accessible via a gate at the bottom of the garden—provides exciting potential for further development or extended outdoor space.

Internally, the home opens with a welcoming entrance hall positioned behind a double-doored porch, creating a bright and inviting first impression. The spacious double reception room, currently used as a lounge and dining area, enjoys windows to both the front and rear, allowing natural light to flow throughout. A service hatch connects this space to the kitchen, which is fitted with an oven, storage cupboards and a heater unit, as well as providing access to a useful understairs pantry.

Upstairs, the property offers two generous double bedrooms, each fitted with built-in wardrobes, and a third good-sized single or small double bedroom, currently used as a home office and housing the boiler. The first floor also features a three-piece family bathroom and access to the loft via a ceiling hatch, offering additional storage potential.

This is a wonderful opportunity to acquire a well-maintained and versatile family home in a highly accessible part of Bulwell. With its combination of secure parking, substantial outbuildings, private garden and additional parcel of land, the property offers exceptional flexibility and potential for a variety of lifestyles.

Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Lounge Diner
12'5" x 26'2" approx (3.8 x 8.0 approx)
Carpeted flooring, UPVC double glazed windows to the front and rear elevations, wall mounted radiators, coving to the ceiling, ample space for a dining table, serving hatch through to the kitchen.

Kitchen
8'10" x 12'1" approx (2.7 x 3.7 approx)
UPVC double glazed window to the rear and side elevations, UPVC double glazed door to the side elevation leading to the car port, laminate floor covering, serving hatch through to the lounge diner, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with electric hob over, space and point for a washing machine, spotlights to the ceiling, storage cupboard.

First Floor Landing
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the side elevation, access to the loft, storage cupboards, doors leading off to:

Bedroom One
11'9" x 10'9" approx (3.6 x 3.3 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage, carpeted flooring.

Bedroom Two
12'5" x 10'9" approx (3.8 x 3.3 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage.

Bedroom Three
8'2" x 8'2" approx (2.5 x 2.5 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, wall mounted boiler, recessed spotlights to the ceiling, carpeted flooring.

Bathroom
8'2" x 5'10" approx (2.5 x 1.8 approx)
UPVC double glazed window to the rear elevation, tiling to the walls, WC, bidet, wall mounted radiator, handwash basin with separate hot and cold taps, shower cubicle with electric shower over, recessed spotlights to the ceiling.

Outside

Front of Property
To the front of the property there is a gated driveway providing off the road parking, front gravelled garden, pathway leading to the front entrance door, door leading through to the carport, double gates leading through to the carport, fenced and walled boundaries.

Carport
UPVC double glazed door leading through to the kitchen, UPVC double glazed door leading to the driveway, double wooden gate leading to the driveway, access to the garage, door to WC, gate leading through to the garden, outdoor stores, fencing to the boundaries.

WC
5'6" x 2'11" approx (1.7 x 0.9 approx)
Lighting, WC.

Coal Store
6'6" x 2'11" approx (2.0 x 0.9 approx)
Providing useful additional storage space.

Garage
10'5" x 21'7" approx (3.2 x 6.6 approx)
Roller shutter door to the front elevation, windows to the side and rear elevations, sink, light and power.

Store
Door to the front elevation, window to the rear elevation looking into outbuilding three.

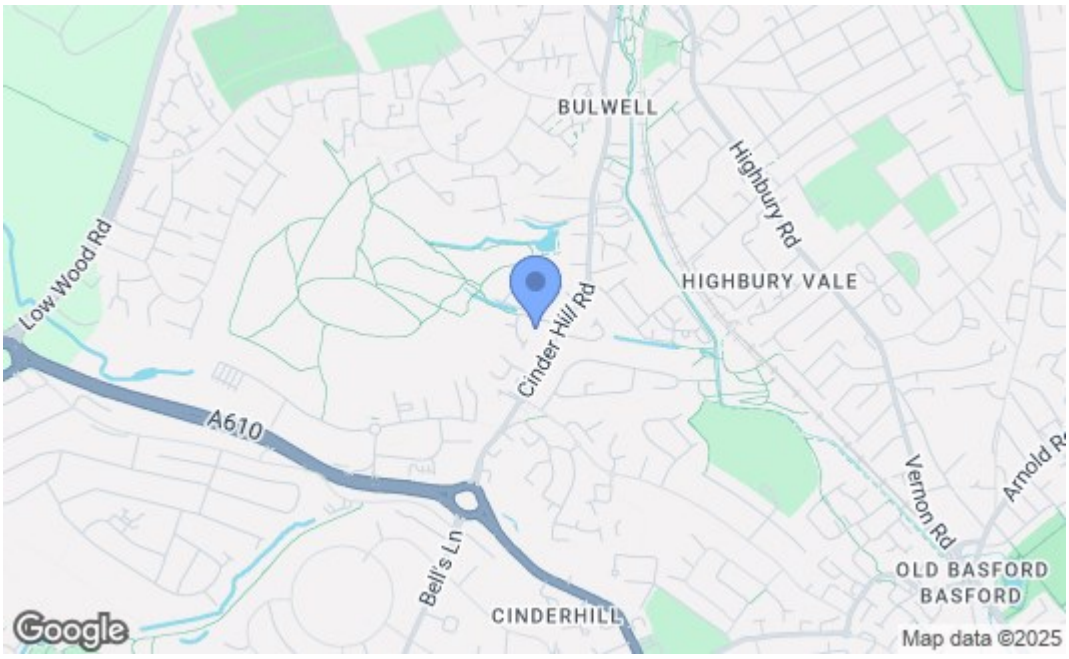
Rear of Property
To the rear of the property there is an enclosed rear garden with soiled space ideal for a lawn, paved patio area, outdoor water tap, access to the outbuildings, fencing to the boundaries

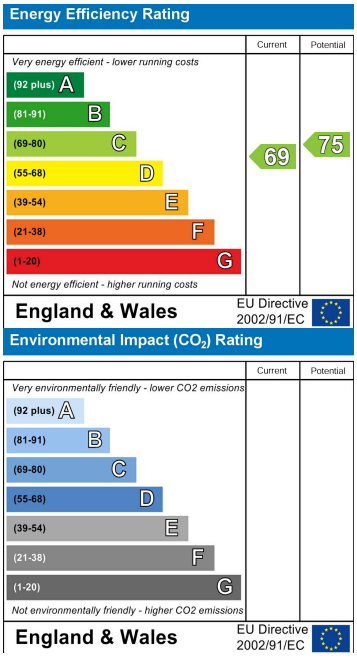
Outbuilding One
6'6" x 9'6" approx (2.0 x 2.9 approx)
UPVC double glazed entrance door, windows to the front, side and rear elevations, wall mounted radiator, lighting and power.

Outbuilding Two
9'6" x 7'10" approx (2.9 x 2.4 approx)
UPVC double glazed entrance door, windows to the side elevations, light and power, door leading through to outbuilding three.

Outbuilding Three
17'0" x 6'6" approx (5.2 x 2.0 approx)
Window to the side and rear elevations, wall mounted radiator, light and power.

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: Yes
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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