



**Sycamore Rise  
Cinderhill, Nottingham NG6 8ST**

A THREE-BEDROOM, DETACHED FAMILY HOME SITUATED IN CINDERHILL, NOTTINGHAM. SELLING WITH NO UPWARD CHAIN.

**Guide Price £335,000 Freehold**



\*\*\* GUIDE PRICE £333,000-£335,000 \*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this THREE-BEDROOM DETACHED FAMILY HOME, located in the ever-popular and highly sought-after Cinderhill area within Nottingham. This well-presented property is perfect for families and professionals alike, thanks to its proximity to excellent transport links, including the Cinderhill and Highbury Vale Tram Stop, a minute's walk from a bus stop linking to Nottingham City Centre and easy access to the A610, and M1 motorway, ensuring seamless connectivity to the city Centre, nearby towns and beyond.

Upon entering, you are greeted by a spacious entrance hallway leading to a ground floor W/C, a spacious living room with a feature fireplace and glazed French doors leading through to the Dining room with Double-glazed patio doors leading to the rear garden. The Kitchen has recently been refitted and offers a range of modern wall and base units allowing access to the Conservatory offering additional sitting/dining space.

Upstairs, the landing gives access to three well-proportioned bedrooms, including the master bedroom with an en-suite and a separate family bathroom.

To the front, there is ample parking, access to the integral garage, and a neat pathway leading to the front entrance. At the rear, there is an enclosed private rear garden being laid mainly to lawn with a spacious patio area and mature shrubs and trees planted to the borders.

Contact Robert Ellis today to arrange your viewing and make this family home yours before it's too late!



## Front of Property

To the property sits in a quiet cul-de-sac, there is a garden laid to lawn to the front elevation, a block paved driveway to the side providing ample off the road vehicle hardstanding, a pathway leading to the front and side entrance doors, secure gated access to the rear.

## Entrance Hallway

18'9 × 7'7 approx (5.72m × 2.31m approx)

There is a UPVC double glazed window and door to the front elevation leading into entrance hallway, laminate floor covering, coving to the ceiling, ceiling light point, dado rail, wall mounted radiator, staircase leading to the first floor landing, storage cupboard under the stairs proving useful storage space with further shelving, panelled doors leading off to;

## Downstairs WC

5'05 × 2'8 approx (1.65m × 0.81m approx )

The downstairs WC comprises a low level flush WC, semi-recessed vanity hand wash basin with storage cupboard under and mixer tap over, tiled splashbacks, wall mounted radiator, dado rail, ceiling light point, UPVC double glazed window to the side elevation, coving to the ceiling, built-in storage cupboard with further shelving, laminate floor covering.

## Living Room

13' × 18'3 approx (3.96m × 5.56m approx)

The living room comprises UPVC double glazed windows to both the side and front elevations, coving to the ceiling, wall mounted radiator, carpeted flooring, ceiling light point, feature fireplace incorporating marble hearth and surround with inset living flame gas fire, wall light points, internal French glazed doors leading to the dining room.

## Dining Room

11'10 × 10'4 approx (3.61m × 3.15m approx)

The dining room comprises laminate floor covering, ceiling light point, coving to the ceiling, wall mounted radiator, serving hatch through to fitted kitchen, internal French glazed doors leading to the living room, sliding double glazed patio doors leading to the rear private enclosed garden.

## Kitchen

11'09 × 10'4 approx (3.58m × 3.15m approx)

The kitchen comprises a range of matching contemporary wall, base and drawer units with laminate work surfaces over incorporating a stainless steel 1 1/2 bowl sink and drainer unit with mixer tap over, space and point for freestanding cooker with stainless steel extractor hood above, space and point for integrated dishwasher, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, ceiling light point, laminate floor covering, wall mounted gas central heating glow worm boiler housed in a matching cabinet, wall mounted radiator, UPVC double glazed door to side elevation, glazed door leading to inner entrance hallway, internal sliding doors leading through to conservatory providing additional reception space.

## Conservatory

8'6 × 9'2 approx (2.59m × 2.79m approx)

The conservatory comprises UPVC double glazed French doors leading to private enclosed rear garden, UPVC double glazed windows to rear and side elevations, brick built dwarf wall, electric heating panel, tiling to the floor, ceiling light point with built in fan.

## First Floor Landing

The first floor landing comprises UPVC double glazed window with side elevation, ceiling light point, coving to the ceiling, dado rail, loft access hatch, airing cupboard housing hot water cylinder with additional shelving above, panelled doors leading off to

## Family Bathroom

9' × 7'8 approx (2.74m × 2.34m approx)

The family bathroom comprises a four piece suite incorporating a corner panelled bath with mixer shower attachment over, semi-recessed vanity hand wash basin with mixer tap over and storage cupboard below, low level flush WC, quadrant walk in shower enclosure featuring an electric triton shower above, ceiling light point, coving to the ceiling, tiled splashbacks, tiled flooring, chrome heated towel rail, UPVC double glazed window to the front elevation.

## Bedroom 1

13'02 × 10'9 approx (4.01m × 3.28m approx )

This bedroom comprises a UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, ceiling light point, built-in wardrobes with sliding mirrored doors providing additional storage space, panelled door leading to en-suite shower room.

## Bedroom 2

13'2 × 9'1 approx (4.01m × 2.77m approx )

This bedroom comprises UPVC double glazed window to the front elevation, coving to the ceiling, ceiling light point, wall mounted radiator, a range of built-in wardrobes providing ample additional storage space, carpeted flooring.

## Bedroom 3

9'8 × 9'11 approx (2.95m × 3.02m approx)

This bedroom comprises UPVC double glazed window to the side elevation, coving to the ceiling, ceiling light point, carpeted flooring, built-in wardrobes providing additional storage space, wall mounted radiator.

## En-suite Shower Room

7'07 × 7'04 approx (2.31m × 2.24m approx)

The en-suite comprises a three piece suite incorporating a panelled bath with mixer shower attachment over a semi recessed vanity hand wash basin with mixer tap over and storage cupboard below, low level flush WC, wall mounted radiator, wall light point, ceiling light point, coving to the ceiling, tiling to the walls, laminate floor covering.

## Rear of Property

To the rear of the property is a private enclosed rear garden incorporating large paved patio area, raised laid to lawn with mature shrubs and trees planted to the boundaries, rear access to attached garage.

## Garage

The garage comprises an up and over door, light and power.

## Agents Notes: Additional Information

Council Tax Band: D

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

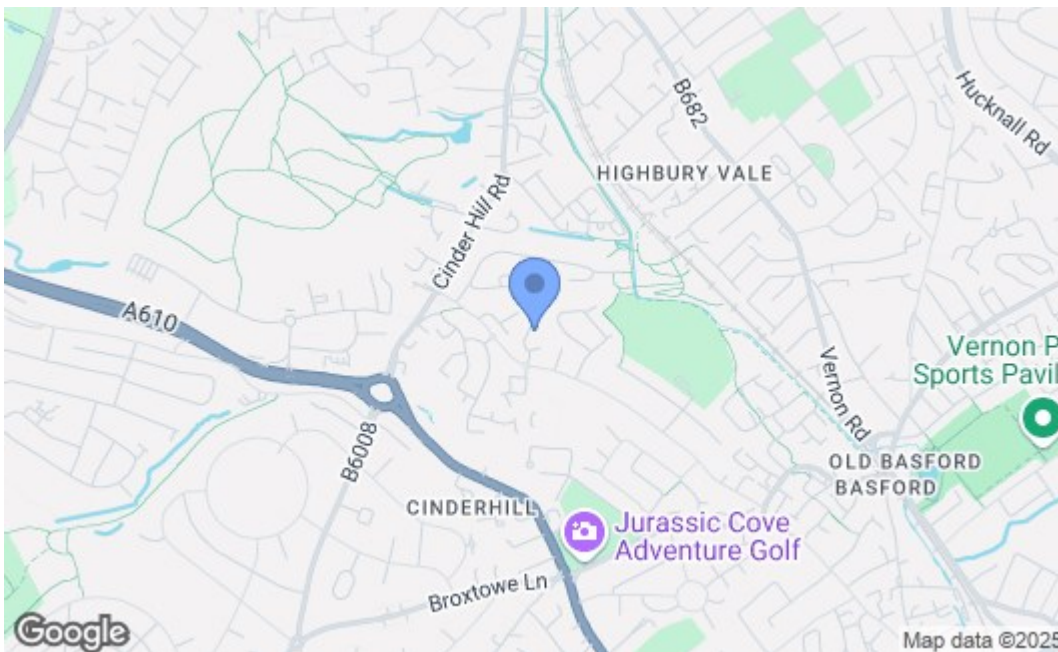
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

1062NM/SM





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		44	
(21-38) F			
(1-20) G			76
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.