



Neston Drive,  
Cinderhill, Nottingham  
NG6 8QZ

**£215,000 Freehold**





\*\*\*Guide Price £215,000 - £220,000 \*\*\*PERFECT FOR FIRST-TIME BUYERS – READY TO MOVE STRAIGHT IN!

\*\* SOUTH FACING REAR GARDEN & AMPLE PARKING FOR 4 CARS! \*\*

Robert Ellis Estate Agents are proud to present this beautifully presented three-bedroom semi-detached home, situated in the popular and well-connected area of Cinderhill, Nottingham. Renowned for its excellent commuter links, the area provides convenient access to the M1, A610, and Nottingham city centre, as well as benefiting from Nottingham's award-winning public transport network, including nearby tram stops and bus routes.

The ground floor features a generously sized lounge leading through to a modern fitted dining kitchen, offering a practical and stylish space ideal for families and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom fitted with a three-piece white suite, providing both comfort and convenience.

Externally, the property boasts a large driveway with ample off-road parking, a carport to the side elevation, and a good-sized, south-facing rear garden. The garden includes a raised decked area, perfect for outdoor entertaining, gardening, or relaxing in the sunshine.

Located in Cinderhill, this home is surrounded by excellent local amenities, reputable schools, and green spaces, making it an ideal choice for families, first-time buyers, or professionals seeking a well-connected and spacious home.

Viewing is highly recommended – contact our office today to arrange your appointment!





## Front of Property

To the front of the property there is a large tarmac driveway providing ample off the road vehicle hardstanding for up to 4 vehicles with fencing to the boundaries and pathway to the front entrance door.

## Entrance Hallway

4'7 x 6'8 approx (1.40m x 2.03m approx)

Modern composite door to the front elevation with double glazed panel to the side, staircase leading to the first floor landing, ceiling light point, laminate floor covering, panelled door leading through to living room.

## Living Room

11'8 x 15'7 (3.56m x 4.75m )

UPVC double glazed picture window to the front elevation, ceiling light point, laminate floor covering, feature decorative fireplace with granite surround and hearth, archway open through to modern dining kitchen.

## Dining Kitchen

8'10 x 14'10 approx (2.69m x 4.52m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, integrated Indesit double oven, ceramic hob with extractor hood over, stainless steel sink with swan neck mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, space and plumbing for dishwasher, space and point for freestanding American style fridge freezer, wall mounted radiator, ceiling light point, UPVC double glazed window to the rear elevation with a full glazed double glazed door leading to the landscaped rear garden.

Pantry housing consumer unit whilst providing useful additional storage space.

## First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch which is part boarded for ample additional storage space, storage cupboard housing hot water cylinder with additional storage above incorporating hive heating system.

## Family Bathroom

5'7 x 5'10 approx (1.70m x 1.78m approx)

UPVC double glazed window to the rear elevation, modern white three piece suite comprising panelled bath with electric triton shower over, vanity wash hand basin with storage cupboards below, low level flush WC, chrome

heated towel rail, ceiling light point, tiled splashbacks, bamboo flooring.

## Bedroom 2

8'8 x 12'2 approx (2.64m x 3.71m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

## Bedroom 1

8'7 x 12'10 approx (2.62m x 3.91m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## Bedroom 3

9'11 x 6' approx (3.02m x 1.83m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built in wardrobe over stairs providing useful additional storage space.

## Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden incorporating a large decked area, fencing to the boundaries with borders to the edge of the garden laid to lawn, paved patio area, security lighting, outside water outlet, car port to the side with additional lighting 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

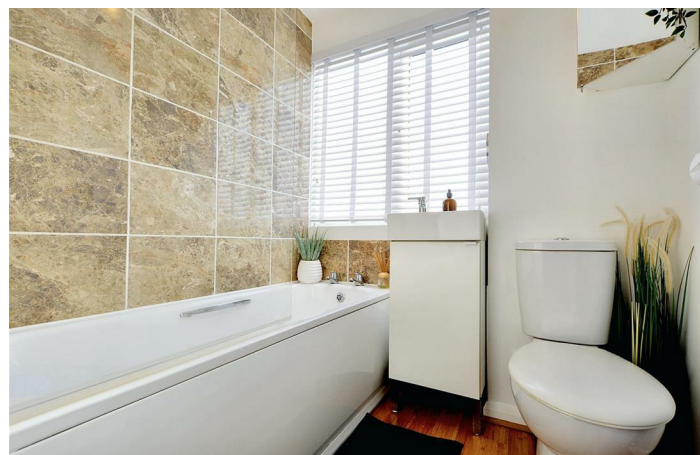
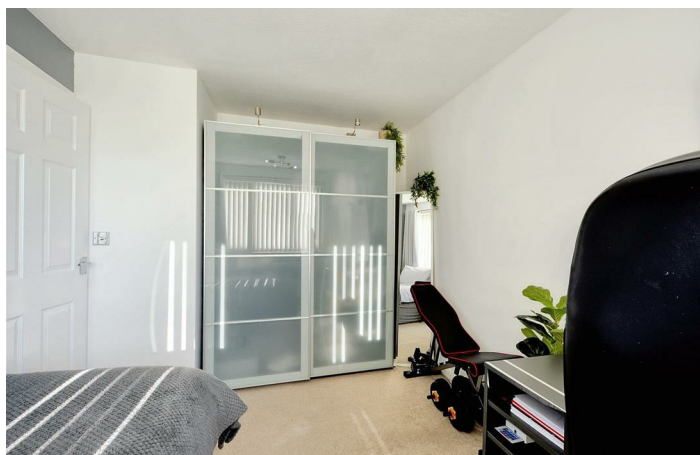
Flood Risk: No flooding in the past 5 years

Flood Defences: No

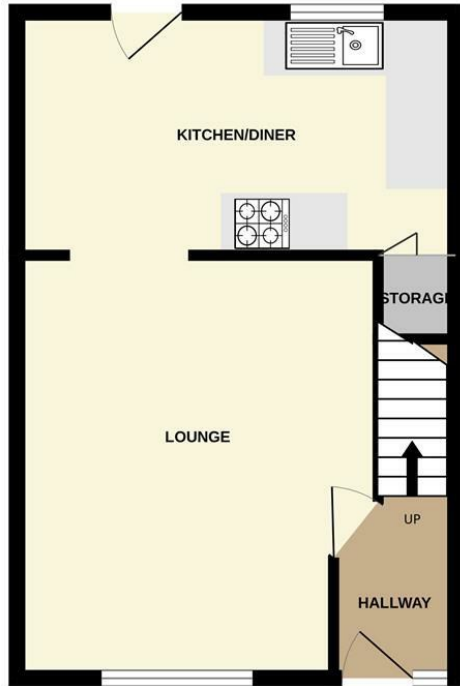
Non-Standard Construction: No

Any Legal Restrictions: No

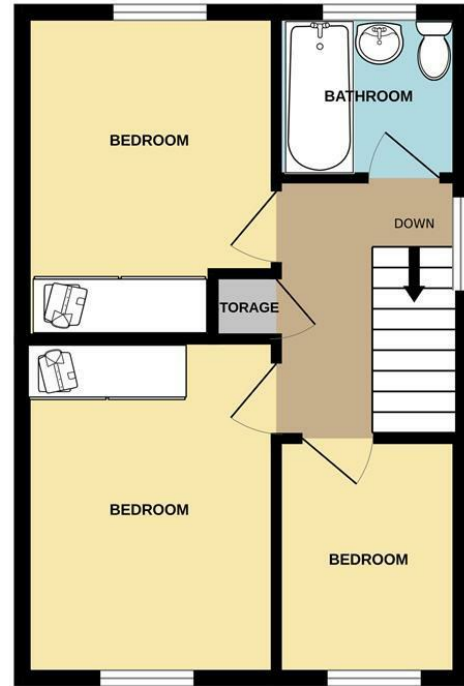
Other Material Issues: No



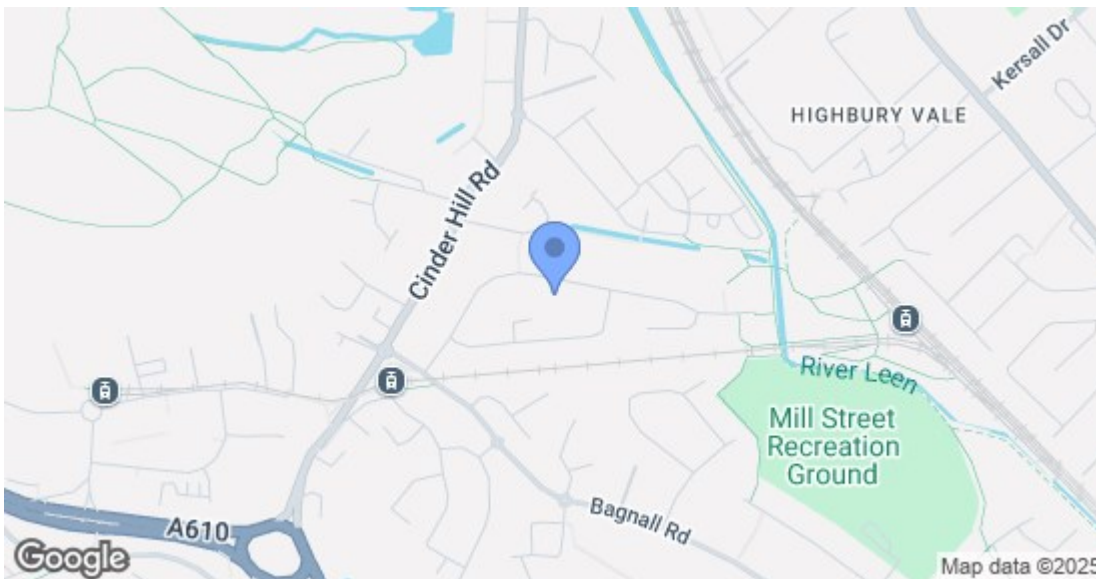
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.