



**Brancaster Close  
, Nottingham NG6 8SL**

**A WELL PRESENTED TWO BEDROOM  
DETACHED HOME FOR SALE !**

**Offers In The Region Of**

**£200,000 - £250,000**

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This charming two-bedroom detached home is situated in the popular residential area of Cinderhill, Nottingham, offering easy access to local schools, shops, and excellent transport links including tram and bus services. Perfect for first-time buyers, small families, or those looking to downsize, this well-maintained property offers a comfortable and versatile living space throughout.

Upon entering the home, you are welcomed into a bright entrance porch which leads into the hallway. From here, you can access the well-appointed kitchen and a spacious lounge, which opens up into a dedicated dining area – perfect for everyday living and entertaining. A door from the lounge leads to an inner hallway that provides access to the family bathroom and the main bedroom, which offers generous space and natural light.

The lower level of the property features a useful dressing room or study, along with a second bedroom. Both rooms benefit from French doors that open directly onto a large, private rear garden, mainly laid to lawn – ideal for outdoor relaxation and family activities.

To the front of the property, there is a driveway and a garage, providing ample off-street parking and additional storage. With its flexible layout, generous outdoor space, and excellent location, this home truly is a must-see. Don't miss out on this fantastic opportunity.





### Entrance Porch

UPVC entrance door to the front elevation leading into the entrance porch comprising UPVC double glazed window to the front and side elevations, tiled flooring, door leading into the entrance hallway.

### Entrance Hallway

Dado rail, wall mounted radiator, door leading through to the lounge, door leading through to the kitchen.

### Kitchen

9'7" x 11'1" approx (2.93 x 3.39 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated dishwasher, space and plumbing for a washing machine, integrated fridge freezer, integrated microwave, integrated oven with four ring induction hob over and extractor hood above, underfloor heating, tiled flooring, tiled splashbacks, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door to the side elevation, recessed spotlights to the ceiling.

### Lounge

17'3" x 12'6" approx (5.28 x 3.83 approx)

Carpeted flooring, TV point, coving to the ceiling, electric fire with tiled hearth and surround, dado rail, wall mounted radiator, UPVC double glazed window to the front elevation.

### Dining Area

9'4" x 12'4" approx (2.87 x 3.77 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, carpeted flooring, staircase leading downstairs, door leading to inner hallway.

### Inner Hallway

Doors leading off to:

### Bedroom One

10'6" x 9'0" approx (3.21 x 2.76 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, laminate floor covering.

### Shower Room

5'8" x 7'2" approx (1.75 x 2.20 approx)

Tiled flooring, tiled splashbacks, wash hand basin with mixer tap, WC, underfloor heating, heated towel rail, coving to the ceiling, recessed spotlights to the ceiling, shower cubicle with mains fed shower over, UPVC double glazed window to the side elevation.

### Dressing Area/Hallway

9'2" x 12'7" approx (2.80 x 3.85 approx)

Laminate floor covering, coving to the ceiling, UPVC double glazed French doors leading to the rear garden, door leading through to bedroom two.

### Bedroom Two

9'8" x 10'6" approx (2.96 x 3.21 approx)

Laminate floor covering, wall mounted radiator, coving to the ceiling, UPVC double glazed French doors leading to the rear garden.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, lawned area, patio area, on road parking is available.

#### Garage

8'5" x 16'6" approx (2.58 x 5.03 approx)

Up and over door to the front elevation, light and power.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area, greenhouse, fencing to the boundaries, a range of plants and shrubbery planted to the borders.

### 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

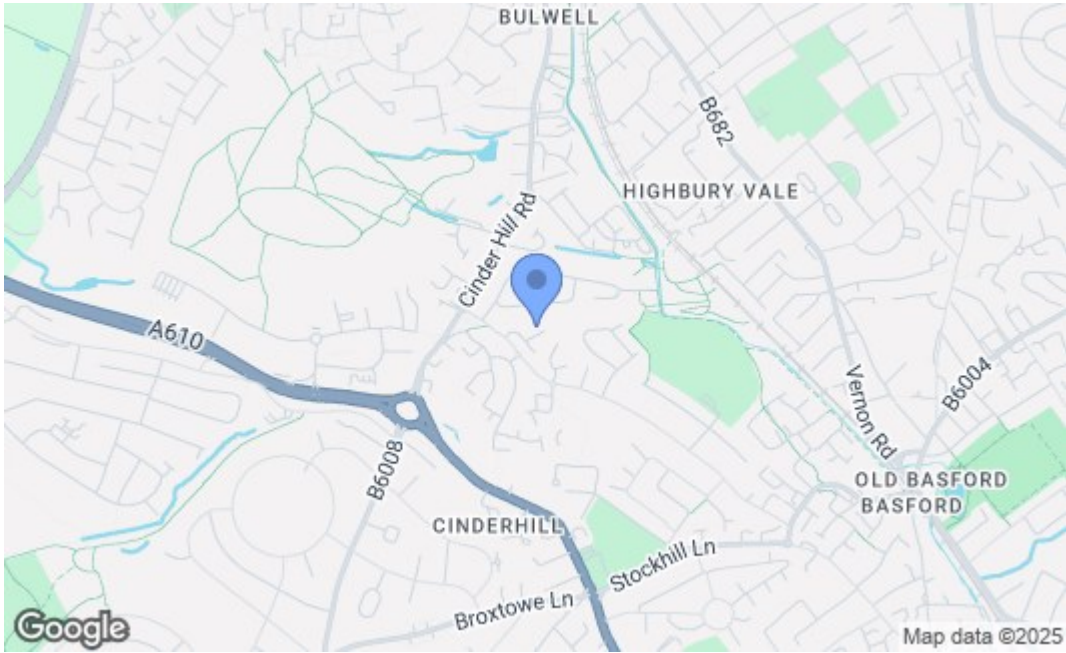
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		
England & Wales 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		
England & Wales 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.