



**Goldcrest Road  
Cinderhill, Nottingham NG6 8PT**

**Guide Price £335,000 Freehold**

A THREE/FOUR BEDROOM DETACHED  
EXTENDED FAMILY PROPERTY



\*\*\*GUIDE PRICE £335,000 – £350,000\*\*\*

Robert Ellis are delighted to bring to the market this beautifully presented three-bedroom detached family home, offering a superb blend of modern style, generous living space and high-quality finishes throughout. Situated in this ever-popular Cinderhill location, the property is perfectly placed for excellent transport links, well-regarded schools and a wide range of local amenities.

The accommodation begins with a welcoming entrance hall leading into a bright and spacious living room, complete with a feature bay window. The heart of the home is the beautifully appointed bespoke kitchen, featuring high-spec integrated appliances, granite-effect worksurfaces and an open-plan layout flowing effortlessly into the impressive skylight dining room with bi-fold doors opening onto the rear garden.

A useful utility room and downstairs WC complete the ground floor.

To the first floor, the master bedroom spans the full depth of the property and offers fitted wardrobes and a luxury en-suite. Originally two bedrooms, this space can easily be reinstated to create a four-bedroom layout if required. Two further well-proportioned bedrooms and a stylish modern shower room complete the upper level.

Outside, the property benefits from a generous driveway and integral garage, providing excellent parking and storage. The rear garden is fully enclosed and features a lawn and decked seating area—ideal for outdoor dining and family time.

A wonderful home offering space, style and flexibility. Must be viewed.



## Entrance Hallway

14'7" x 6'0" approx (4.45 x 1.83 approx)

Composite entrance door providing access into the entrance hallway comprising wooden flooring, carpeted staircase leading to the first floor landing, coving to the ceiling, recessed spotlights to the ceiling, wall mounted radiator, doors leading off to:

## WC

5'9" x 2'8" approx (1.77 x 0.83 approx)

Tiled flooring, tiling to the walls, low level flush WC, vanity wash hand basin with mixer tap, recessed spotlights to the ceiling, heated towel rail, UPVC double glazed window.

## Living Room

16'7" x 15'1" approx (5.08 x 4.60 approx)

UPVC double glazed bay window, wooden flooring, coving to the ceiling, wall mounted radiator, recessed spotlights to the ceiling, built-in storage cupboard.

## Kitchen

23'4" x 9'3" approx (7.13 x 2.83 approx)

A range of matching wall and base units incorporating worksurfaces over, sink and drainer unit with mixer tap, integrated fridge freezer, integrated dishwasher, breakfast bar, integrated ovens, induction hobs, vertical radiator, recessed spotlights to the ceiling, laminate flooring, opening through to the dining room.

## Dining Room

18'9" x 13'6" approx (5.73 x 4.14 approx)

Parquet effect laminate flooring, two vertical radiators, recessed spotlights to the ceiling, UPVC double glazed windows, UPVC double glazed skylight, UPVC double glazed bi-folding doors giving access to the rear garden.

## Utility

9'3" x 6'3" approx (2.84 x 1.91 approx)

Parquet effect laminate flooring, recessed spotlights to the ceiling, a range of wall and base units with worksurfaces over.

## First Floor Landing

Carpeted flooring, recessed spotlights to the ceiling, coving to the ceiling, access to the loft, built-in storage cupboards, doors leading off to:

## Master Bedroom

21'3" x 11'6" approx (6.49 x 3.51 approx)

UPVC double glazed windows, laminate flooring, coving to the ceiling, fitted wardrobes providing ample storage space, two wall mounted radiators, door leading through to the en-suite.

Originally two bedrooms, this space can easily be reinstated to create a four-bedroom layout if required.

## En-Suite

5'8" x 5'5" approx (1.73 x 1.66 approx)

Tiled flooring, coving to the ceiling, recessed spotlights to the ceiling, vanity wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over, heated towel rail, extractor fan.

## Bedroom Two

12'0" x 9'6" approx (3.67 x 2.91 approx)

UPVC double glazed window, carpeted flooring, wall mounted radiator, coving to the ceiling.

## Bedroom Three

9'1" x 6'5" approx (2.78 x 1.97 approx)

UPVC double glazed window, laminate flooring, wall mounted radiator, coving to the ceiling.

## Shower Room

7'2" x 6'0" approx (2.19 x 1.85 approx)

Tiled flooring, tiling to the walls, recessed spotlights to the ceiling, fitted wall and base units incorporating a handwash basin with mixer taps, low level flush WC, walk-in shower enclosure with mains fed rainwater shower above and separate shower attachment, heated towel rail, extractor fan, UPVC double glazed window.

## Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding, access to the integral garage.

## Garage

17'9" x 8'7" approx (5.43 x 2.62 approx)

Up and over door to the front elevation, housing the wall mounted boiler.

## Rear of Property

To the rear of the property there is an enclosed rear garden with decked area ideal for seating and a lawned area, fencing to the boundaries and secure gated access.

## Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps 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

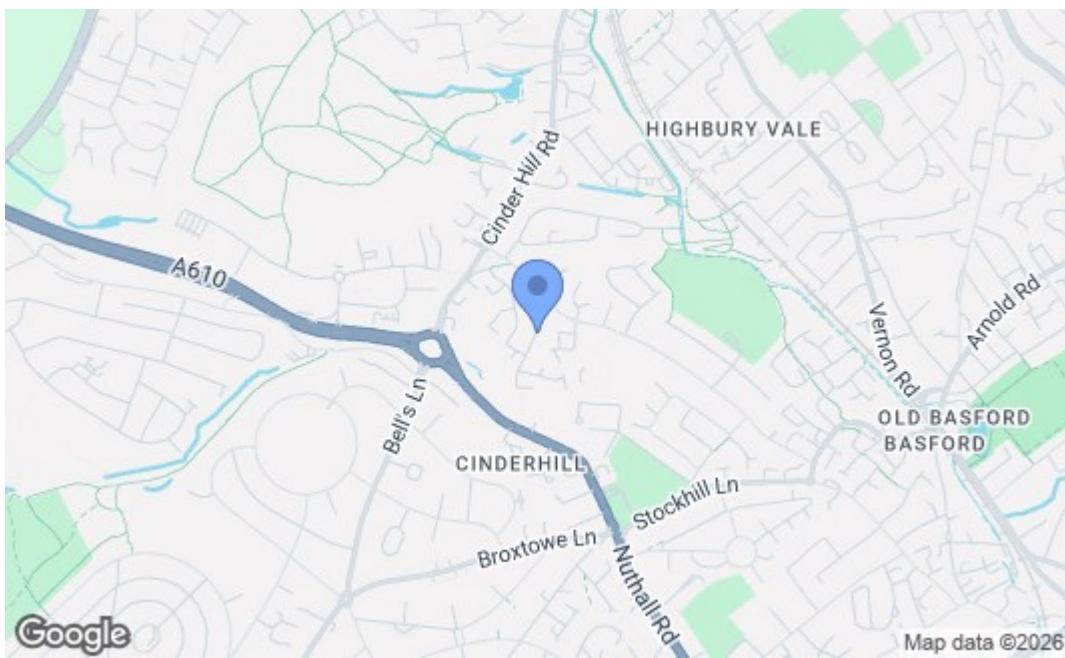
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus)                     | A       | 82        |
| (81-91)  | B       | 74        |
| (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<br>(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.