



Rowans Crescent  
Cinderhill, Nottingham NG6 8YH

**Guide Price £230,000 Freehold**

A THREE BEDROOM, END OF TERRACE  
FAMILY HOME SITUATED IN CINDERHILL,  
NOTTINGHAM.



\*\*\* GUIDE PRICE £230,000 - £235,000 \*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this THREE BEDROOMS, END OF TERRACE FAMILY HOME situated in CINDERHILL, NOTTINGHAM.

The property is within proximity to a variety of local amenities including shops, public houses, schools and supermarkets, with Nottingham City Centre being just a short commute away. There is also the advantage of local bus and tram links being less than a 5 minute walk away, providing easy access in and around the city.

Upon entry, you are welcomed into the entrance hallway which leads to the downstairs WC, kitchen with fitted units and open plan lounge diner benefitting from French doors opening onto the enclosed landscaped rear garden, hosting patio area and laid to lawn.

Stairs led to landing, master bedroom with an en-suite shower room, second double bedroom, third bedroom and modern family bathroom featuring a three-piece suite.

The property has been maintained to a good standard throughout, allowing prospective buyers to move in with ease. Alongside this, the home offers ample parking with a driveway and garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity - Contact the office now to arrange your viewing!



### Entrance Hallway

UPVC double glazed entrance door to the front elevation. Wall mounted radiator. Ceiling light point. Staircase leading to the first floor landing. Internal doors leading into the lounge diner, kitchen and ground floor WC.

### Lounge Diner

14' x 15'6 approx (4.27m x 4.72m approx)  
UPVC double glazed French doors leading to the enclosed rear garden. UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in under the stairs storage cupboard. Ample space for both sitting and dining.

### Kitchen

11'2 x 8'7 approx (3.40m x 2.62m approx)  
UPVC double glazed window to the front elevation. Linoleum flooring. Mosaic tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink with dual heat tap. Integrated oven. 4 ring gas hob with extractor hood above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Breakfast bar with ample seating space. Wall mounted gas central heating boiler housed within matching cabinet.

### Ground Floor WC

5'11 x 2'10 approx (1.80m x 0.86m approx)  
Tiled splashbacks. Wall mounted radiator. Ceiling light point. Low level flush WC. Vanity wash hand basin. Extractor fan. Wall mounted electrical consumer unit.

### First Floor Landing

Carpeted flooring. Ceiling light point. Airing cupboard housing hot water cylinder. Loft access hatch. Internal doors leading into bedrooms 1, 2, 3 and family bathroom.

### Bedroom 1

11'5 x 9' approx (3.48m x 2.74m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobes. Internal door leading into the en-suite shower room.

### En-Suite Shower Room

4'05 x 8'05 approx (1.35m x 2.57m approx)  
Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin and a low level flush WC. Shaver point.

### Bedroom 2

9'9 x 8'2 approx (2.97m x 2.49m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bedroom 3

7'01 x 6'07 approx (2.16m x 2.01m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

6'2 x 6'1 approx (1.88m x 1.85m approx)  
UPVC double glazed window to the front elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Modern white 3 piece suite comprising of a panel bath, pedestal wash hand basin and a low level flush WC. Shaver point.

### Front of Property

The property sits on a corner plot in a modern development. To the front of the property there is a low maintenance fenced front garden with driveway providing off the road parking leading to the garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a circular patio area, low maintenance gravel area, laid to lawn areas, mature shrubbery and trees planted to the borders with fencing surrounding. Secure access into the garage.

### Garage

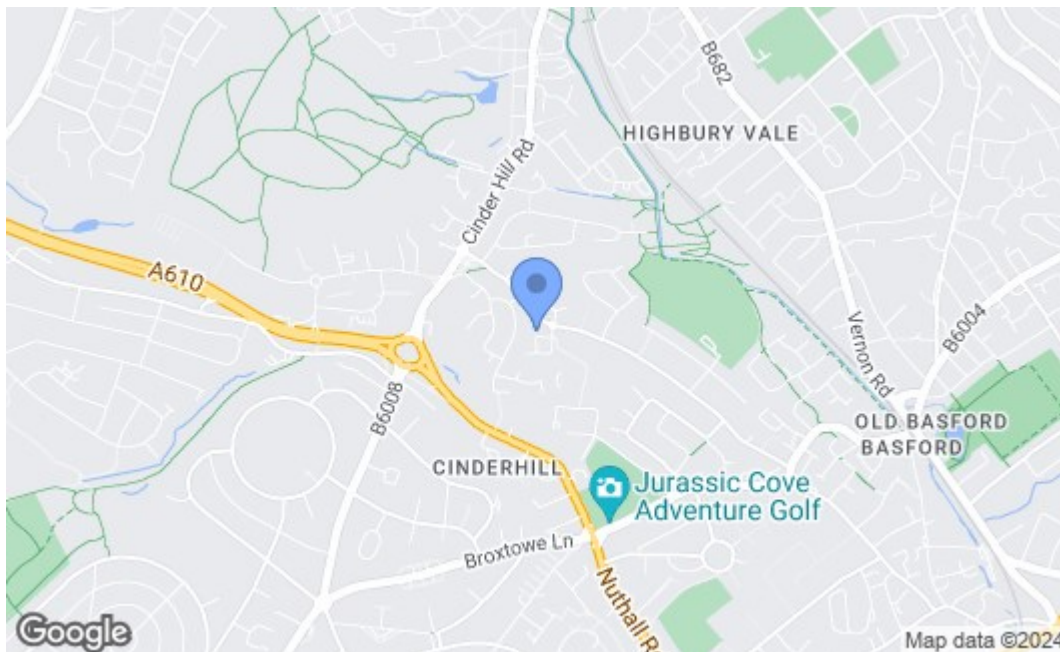
17'03 x 8'04 approx (5.26m x 2.54m approx)  
Roller shutter door to the front elevation. Light and power.

### 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: No  
Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| 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.