

HoldenCopley

PREPARE TO BE MOVED

Neston Drive, Cinderhill, Nottinghamshire NG6 8PZ

Guide Price £195,000 - £220,000

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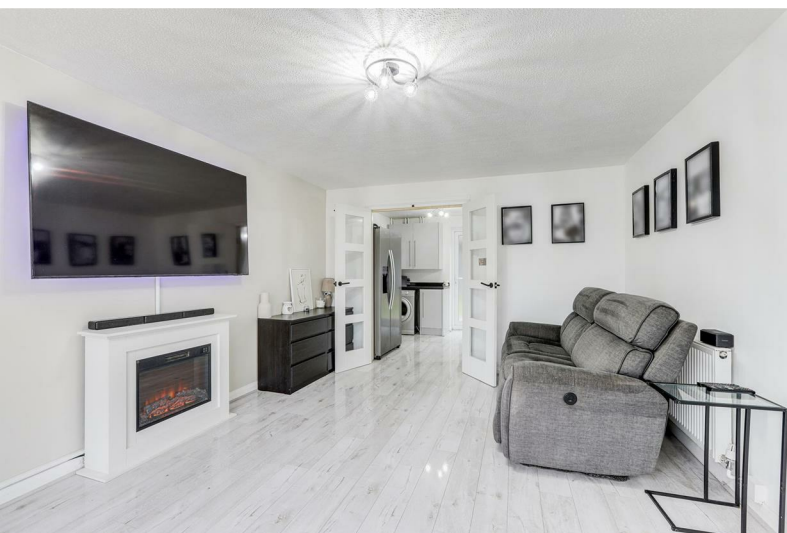


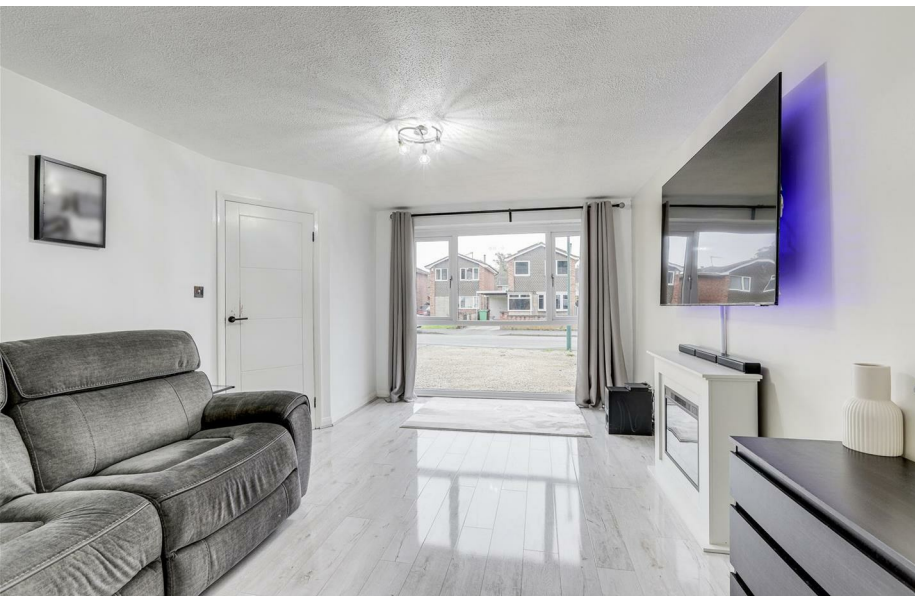
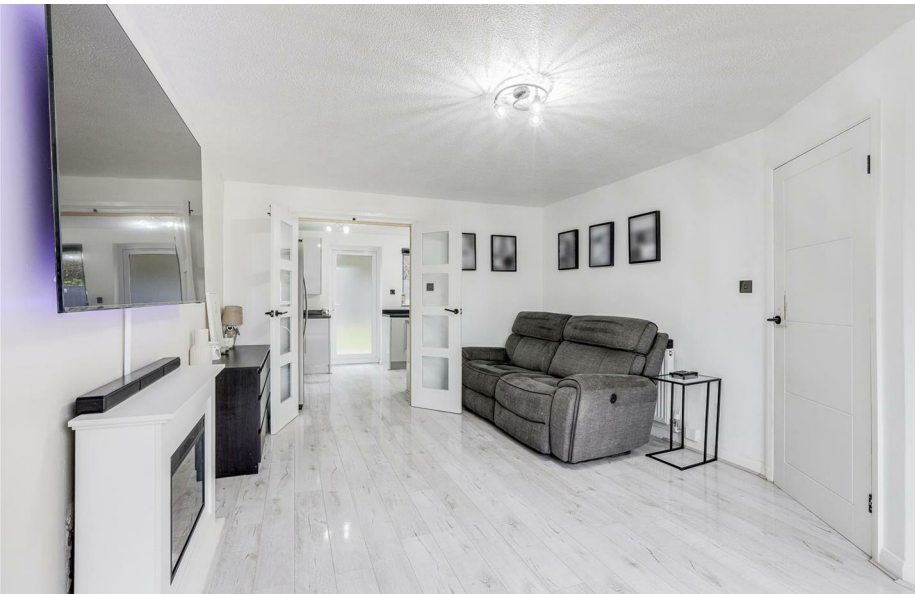
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THE PERFECT STARTER HOME...

This exceptionally well-presented three-bedroom semi-detached house exudes charm and comfort, making it an ideal choice for first-time buyers, small families, or savvy investors. Meticulously decorated throughout, the property is situated in a quiet location within easy reach of various local amenities, excellent transport links including tram stops, and highly regarded school catchments. The ground floor welcomes you with a bright entrance hall featuring a composite door, leading to a living room where a beautiful fireplace serves as the room's focal point. The modern kitchen is a chef's dream, boasting newly fitted units. Upstairs, the first floor hosts three good-sized bedrooms, all serviced by a stylish three-piece bathroom suite. Outside, the front of the property offers a spacious driveway accommodating multiple cars, while the rear presents a well-maintained garden complete with a patio area and lawn, perfect for relaxing and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Newly-Fitted Kitchen diner
- Modern Three-Piece Bathroom Suite
- Well-Presented Throughout
- Ample Storage Space
- Driveway For Multiple Cars
- Private Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'4" x 4'7" (max) (2.25m x 1.42m (max))

The entrance hall has wood-effect flooring, a radiator, a panelled feature wall, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

15'5" x 11'6" (max) (4.72m x 3.52m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a TV point, a feature coal-effect fireplace, a radiator, and double doors leading into the kitchen diner.

Kitchen/Diner

14'10" x 8'11" (4.54m x 2.74m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel circular sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, space and plumbing for a washing machine and a slimline dishwasher, space for a tumble-dryer, space for an American-style fridge freezer, wood-effect flooring, a radiator, an in-built cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door with obscure glass opening out to the garden.

FIRST FLOOR

Landing

9'0" x 5'11" (2.76m x 1.81m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a panelled feature wall, an in-built airing cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'7" x 8'7" (3.85m x 2.63m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a panelled feature wall, and a radiator.

Bedroom Two

9'4" x 8'6" (2.87m x 2.61m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a panelled feature wall, and a fitted sliding mirrored door wardrobe.

Bedroom Three

9'7" x 5'11" (max) (2.94m x 1.81m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bathroom

5'10" x 5'5" (max) (1.79m x 1.66m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, fully tiled walls, wood-effect flooring, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, courtesy lighting, fence panelling, and side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, courtesy lighting, an outdoor tap, fence panelling, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast = 1000 Mbps- download / 100 Mbps - upload

Phone Signal – good coverage for most networks

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

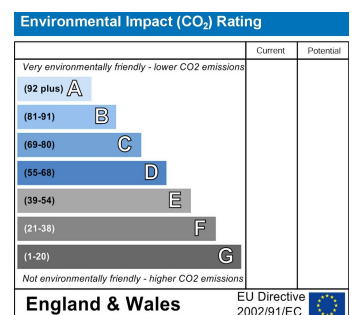
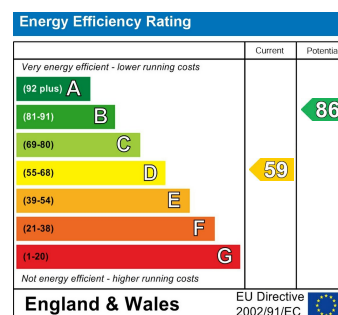
Flood Risk – No flooding in the past 5 years+

Area - Medium risk for rivers & sea / low risk for surface water

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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