

HoldenCopley

PREPARE TO BE MOVED

Goldcrest Road, Cinderhill, Nottinghamshire NG6 8PT

Guide Price £355,000 - £400,000

Goldcrest Road, Cinderhill, Nottinghamshire NG6 8PT



GUIDE PRICE £355,000 - £365,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This stunning three-bedroom detached home in Cinderhill has been beautifully designed and maintained, offering prestigious, luxury accommodation ideal for families seeking a blend of style and practicality. Situated close to a variety of shops, great schools, and excellent transport links to the City Centre. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room, perfect for relaxation and entertaining. The heart of the home is the bespoke modern kitchen, equipped with high-spec integrated appliances, seamlessly open-plan to the dining area. A striking skylight bathes the space in natural light, creating an ambiance perfect for family meals or gatherings. The ground floor is further enhanced by a utility room and a convenient downstairs WC. On the first floor, you'll find three generously sized bedrooms, including a master suite that was originally two bedrooms, thoughtfully combined to create a spacious retreat complete with fitted wardrobes and a luxurious en-suite bathroom. For those seeking additional bedroom space, the master can easily be reconfigured back into two separate rooms, offering the potential for a four-bedroom layout. A sleek, contemporary three-piece shower suite serves the additional bedrooms, completing the first-floor accommodation. Externally, the property boasts excellent curb appeal with a paved driveway and an integral garage, providing ample off-street parking and storage solutions. The rear of the home features a low-maintenance, enclosed garden with a decked seating area and a well-maintained lawn, ideal for summer entertaining and outdoor family time. This home is a perfect combination of space, luxury, and functionality, tailored for modern family living.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bespoke Fitted Kitchen
- Skylight Dining Room
- Utility Room & Downstairs WC
- Spacious Living Room
- En-Suite To The Master & Modern Three Piece Bathroom Suite
- Driveway & Garage Providing Ample Off-Street Parking
- Rear Enclosed Garden
- Popular Location





ACCOMMODATION

GROUND FLOOR

Entrance Hall

14'7" x 6'0" (max) (4.45m x 1.83m (max))
The entrance hall has wooden flooring and carpeted stairs, coving to the ceiling, recessed ceiling spotlights, radiator and a single composite door providing access into the accommodation

W/C

5'9" x 2'8" (1.77m x 0.83)
This area has tiled flooring, fully tiled walls, low level dual flush wall mounted WC, recessed ceiling spotlights, wall mounted heated towel rail, vanity washbasin with mixer taps and a UPVC double glazed obscure window

Living Room

16'7" x 15'1" (max) (5.08m x 4.60m (max))
The living room has wooden flooring, coving to the ceiling, in-built storage cupboard, recessed ceiling spotlights, radiator and UPVC double glazed bay window

Kitchen

23'4" x 9'3" (7.13m x 2.83m)
The kitchen has recessed ceiling spotlights, parquet effect laminate flooring, a range of fitted wall and base units with fitted granite effect worksurfaces, integrated fridge/freezer, undermount sink with a mixer tap and an inset worksurface drainer, integrated dishwasher, breakfast bar, a range of integrated ovens with separate induction hobs, vertical radiator and open plan to the dining area

Dining Room

18'9" x 13'6" (5.73m x 4.14m)
The dining room has recessed ceiling spotlights, parquet effect laminate flooring, two vertical radiators, a range of UPVC double glazed windows, UPVC double glazed bi-folding doors providing access to the rear garden and a UPVC double glazed skylight roof

Utility

9'3" x 6'3" (2.84m x 1.91m)
The utility room has parquet effect flooring, recessed ceiling spotlights, a range of fitted wall and base units with marble effect quartz worksurfaces

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed ceiling spotlights, coving to the ceiling, loft hatch, in-built storage cupboards and provides access to the first floor accommodation

Master Bedroom

21'3" x 11'6" (max) (6.49m x 3.51m (max))
The main bedroom has wood effect laminate flooring, coving to the ceiling, a range of fitted wardrobes, two radiators, a range of UPVC double glazed windows and provides access to the en-suite

En-Suite

5'8" x 5'5" (1.73m x 1.66)
The en-suite has tiled flooring, coving to the ceiling, recessed ceiling spotlights, vanity washbasin with mixer taps, panelled bath with mixer taps and a wall mounted electric shower with a heated wall mounted towel rail and an extractor fan

Bedroom Two

12'0" x 9'6" (3.67m x 2.91m)
The second bedroom has carpeted flooring, coving to the ceiling, radiator and a UPVC double glazed window

Bedroom Three

9'1" x 6'5" (2.78m x 1.97m)
The third bedroom has wood effect laminate flooring, coving to the ceiling, radiator and a UPVC double glazed window

Shower Room

7'2" x 6'0" (2.19m x 1.85m)
The shower room has tiled flooring, fully tiled walls, recessed ceiling spotlights, a range of fitted wall and base units with a washbasin and mixer taps, low level dual flush WC, double walk in shower enclosure with a wall mounted waterfall shower and separate shower over with a shower screen, wall mounted heated chrome towel rail, extractor fan and a UPVC double glazed obscure window

OUTSIDE

Front

To the front is a paved driveway providing ample off-street parking and access to the integral garage providing additional storage options

Garage

17'9" x 8'7" (5.43m x 2.62m)
The garage has a wall mounted boiler with an up and over garage door

Rear

To the rear is an enclosed garden with a lawned area, a separate decked seating area with a fence surround and gated access

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media, CityFibre
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, most 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues - No

DISCLAIMER

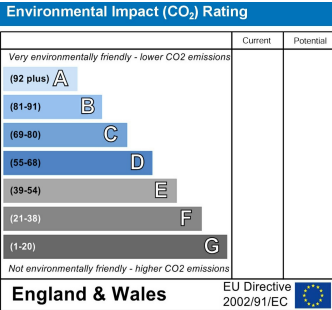
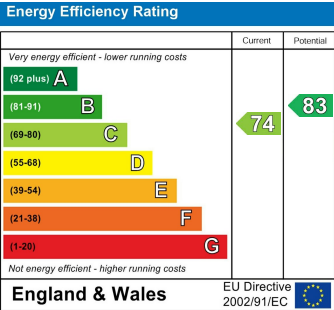
Council Tax Band Rating - Nottingham City Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

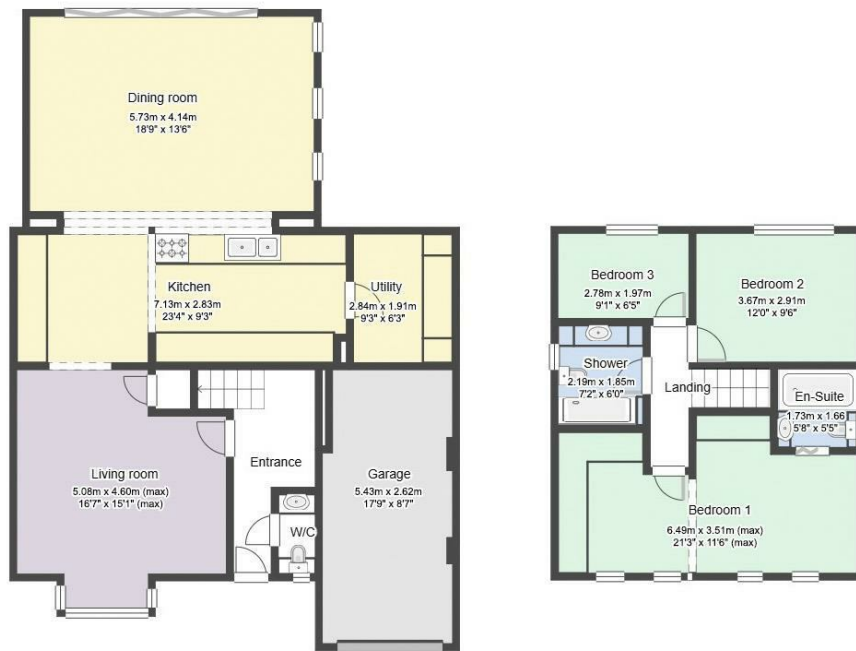
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Goldcrest Road, Cinderhill, Nottinghamshire NG6 8PT

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.