

HoldenCopley

PREPARE TO BE MOVED

Christina Crescent, Cinderhill, Nottinghamshire NG6 8SH

£370,000

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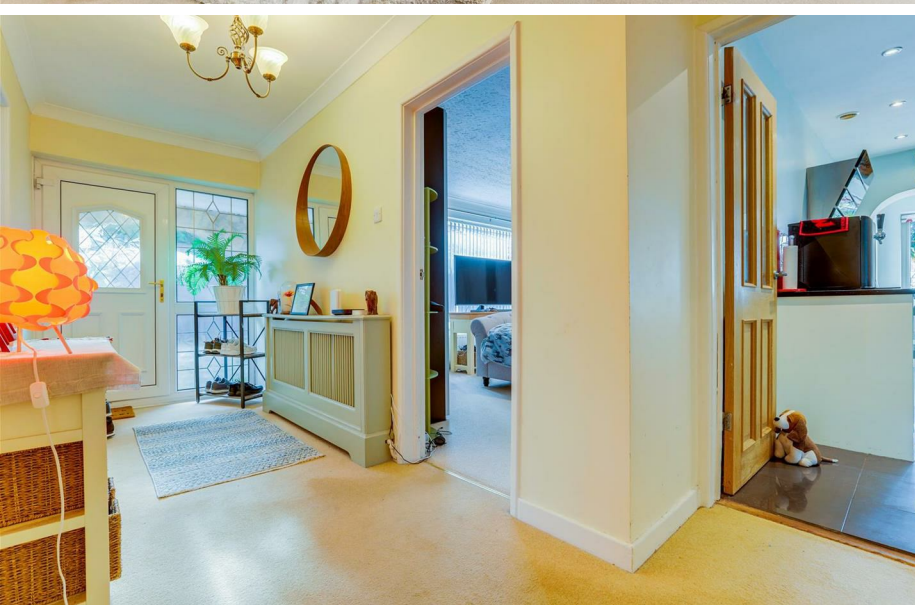


WELL CONNECTED AREA...

This detached bungalow presents an excellent opportunity for a wide range of buyers seeking single-storey living with generous accommodation both inside and out. Situated in a convenient and well connected location, the property is within easy reach of local shops, schools, and excellent transport links to the City Centre and surrounding areas, making it an ideal home for families, retirees, or professionals alike. The bungalow is well-presented throughout and offers a welcoming entrance hall leading into a spacious living room, complete with sliding doors that open into the conservatory. The conservatory features French doors that lead directly onto the rear garden, providing a seamless flow between indoor and outdoor living. The accommodation also includes a dedicated office/ third bedroom, a modern fitted kitchen with a dining area, a utility room, two well-proportioned bedrooms, and a stylish four-piece bathroom suite. Outside, the property benefits from a thoughtfully landscaped front garden with a gravelled border, established shrubs and bushes, and a driveway offering access to a detached garage and additional outdoor storage. The rear garden enjoys a sunny south-facing aspect and is a particular highlight of the home. It features a patio area, a lawn, a pergola, a variety of mature trees and shrubs, a further patio seating area, gated access to an additional section of the garden, and is enclosed by panelled fencing for privacy.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Conservatory
- Fitted Kitchen Diner & Utility Room
- Four-Piece Bathroom Suite
- Detached Garage & Driveway
- Spacious South-Facing Garden
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

15'10" x 7'5" (max) (4.84m x 2.27m (max))

The entrance hall has a UPVC double glazed obscure window to the side elevation, carpeted flooring, an in-built cupboard, a radiator, coving to the ceiling, access into the boarded loft with lighting via a pull-down ladder, and a UPVC door providing access into the accommodation.

Living Room

22'1" x 17'5" (max) (6.74m x 5.33m (max))

The living room has three UPVC double glazed windows to the side elevation, coving to the ceiling, a TV point, a radiator, carpeted flooring, and sliding patio doors opening to the conservatory.

Conservatory

17'8" x 9'1" (5.41m x 2.78m)

The conservatory has wood-effect flooring, a UPVC double glazed surround, and French doors opening to the rear garden.

Kitchen/Diner

18'10" x 9'3" (max) (5.76m x 2.84m (max))

The kitchen diner has a range of fitted base and wall units with worktops, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, an integrated double oven, a ceramic hob and extractor fan, space for a dining table, recessed spotlights, a column radiator, ceramic tiled flooring, three UPVC double glazed windows to the front and side elevation, and access into the utility room.

Utility Room

5'7" x 3'10" (1.71m x 1.18m)

The utility room has a fitted base and wall unit with a worktop, space and plumbing for a washing machine, a column radiator, ceramic tiled flooring, and a door providing access to the garden.

Bedroom One

16'0" x 12'0" (4.88m x 3.66m)

The first bedroom has s UPVC double glazed window to the side elevation, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

Bedroom Two

12'6" x 8'9" (max) (3.82m x 2.67m (max))

The second bedroom has s UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three/Office

11'8" x 8'5" (3.57m x 2.58m)

The third bedroom/office has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

12'7" x 6'6" (3.84m x 2.00m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled border, a planted border with established planted shrubs and bushes, a driveway providing access to the detached garage, and access to the rear garden.

Storage Outside

4'7" x 3'9" (1.40m x 1.15m)

This space has storage, and a door opening to the driveway.

Garage

16'9" x 8'4" (5.13m x 2.55m)

The garage has a windows to the rear elevation, a door opening to the rear garden, lighting, electrics, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is a south-facing good sized garden with a patio, a lawn, a Pergola, various planted trees and bushes, a further patio seating area, gated access to a further area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

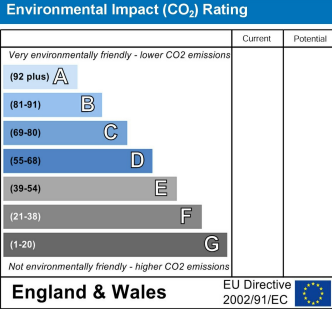
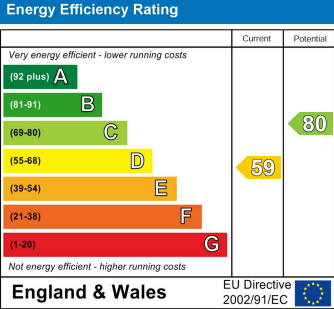
The vendor has advised the following:

Property Tenure is Freehold

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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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