



**Babbington Drive  
Cinderhill, Nottingham NG6 8YG**

**Guide Price £240,000 Freehold**

**\*\*GUIDE PRICE £240,000-£250,000\*\***  
A THREE BEDROOM, THREE STOREY END  
OF TERRACE FAMILY HOME SITUATED IN  
CINDERHILL, NOTTINGHAM.



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**\*\* IDEAL FAMILY HOME \*\***

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

The property is within close 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 hallway which leads to the downstairs WC, kitchen with fitted units and open plan lounge diner benefitting from French doors opening onto the enclosed rear garden, hosting patio area and laid to lawn.

Stairs lead to landing, second double bedroom, third double bedroom and modern family bathroom featuring a three piece suite.

Stairs lead to landing, first bedroom with fitted wardrobes and shower room en suite.

The property has been maintained to a high 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!



## Front of Property

Pathway to front entrance. Small fenced front garden with slate area. Driveway and Garage providing off the road parking. Gated access to rear garden

## Entrance Hallway

11'3" x 6'4" approx (3.43 x 1.94 approx)

Composite entrance door to the front elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to First Floor Landing. Internal doors leading into Living Room / Diner, Kitchen and Ground Floor WC

## Kitchen

10'5" x 5'11" approx (3.19 x 1.82 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of wall base and drawers units with laminate worksurfaces above. Double stainless steel sink and drainer unit with dual heat tap above. Integrated electric oven. 4 ring Bosch gas hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Storage cupboards housing recently serviced boiler (Fitted Feb 2024) and fuses for boiler, cooker, fridge freezer, washing machine, dishwasher and extractor fan

## Living Room / Diner

15'6" x 12'11" approx (4.74 x 3.95 approx)

Amtico flooring. Wall mounted radiator. Ceiling light points. Under the stairs storage cupboards. Ample space for dining table. UPVC double glazed French doors leading to the enclosed rear garden with UPVC double glazed windows either side

## Ground Floor WC

2'10" x 5'9" approx (0.87 x 1.76 approx)

Tiled flooring. Tiled splashback. Wall mounted radiator. Ceiling light point. Pedestal wash hand basin with hot and cold taps. Low level flush WC

## First Floor Landing

9'5" x 6'5" approx (2.89 x 1.96 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to Second Floor Landing. Internal doors leading into Bedroom 2, 3 and Family Bathroom

## Bedroom 2

11'2" x 12'11" approx (3.41 x 3.94 approx)

2 x UPVC double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

## Bedroom 3

12'11" x 7'9" approx (3.95 x 2.38 approx)

2 x UPVC double glazed windows to the front elevation. Carpeted flooring. Wooden panelling to walls. Wall mounted radiator. Ceiling light point. Built-in sliding door wardrobes with mirrored door

## Family Bathroom

5'1" x 6'4" approx (1.56 x 1.95 approx)

Linoleum flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a panel bath with with dual heat tap and handheld shower attachment above, pedestal hand wash basin with hot and cold taps and a low level flush WC

## Second Floor Landing

4'11" x 13'5" approx (1.50 x 4.09 approx)

UPVC double glazed Velux roof window. Carpeted flooring. Ceiling light point. Storage cupboard housing recently serviced hot water tank. Internal door leading into Bedroom 1

## Bedroom 1

12'11" x 14'4" approx (3.96 x 4.39 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wooden panelling to walls. Wall mounted radiator. Ceiling light point. Built-in 2 door wardrobe and storage cupboard. Loft access hatch. Internal door leading into En Suite Shower Room

## En Suite Shower Room

7'6" x 5'10" approx (2.30 x 1.79 approx)

UPVC double glazed Velux roof window. Linoleum flooring. Tiled splash backs. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a walk-in shower enclosure with handheld shower attachment above, pedestal hand wash basin with hot and cold taps and a low level flush WC

## Rear of Property

Enclosed rear garden with large paved patio area with ample space for seating and outdoor entertaining. Artificial lawn area. Shrubbery and hedging. Fencing surrounding. Gated access to side of property

## Garage

17'2" x 8'6" approx (5.25 x 2.60 approx)

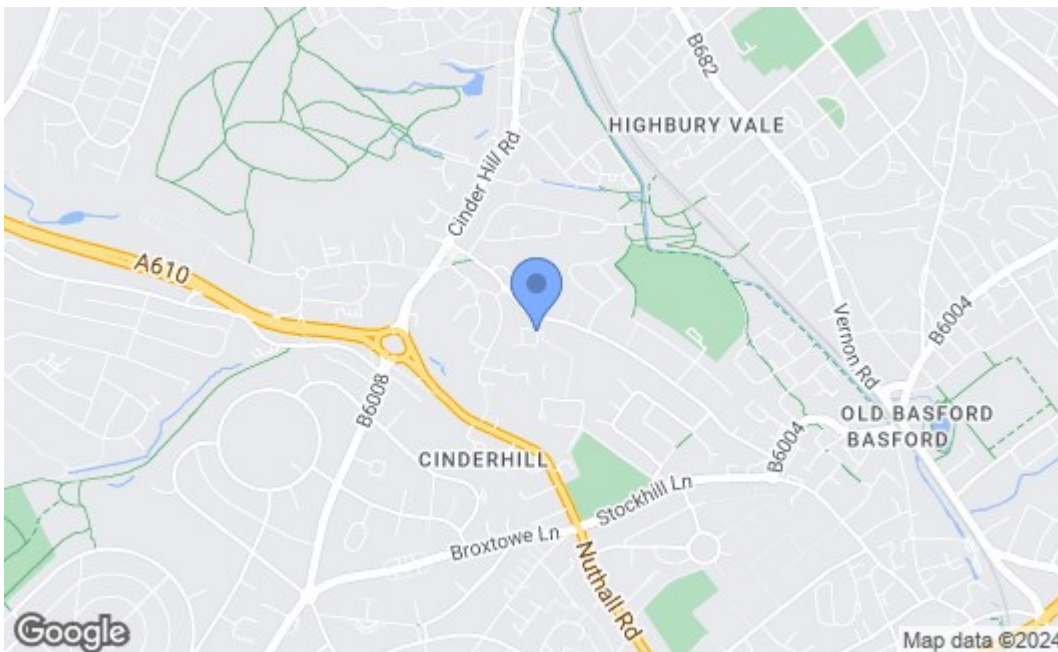
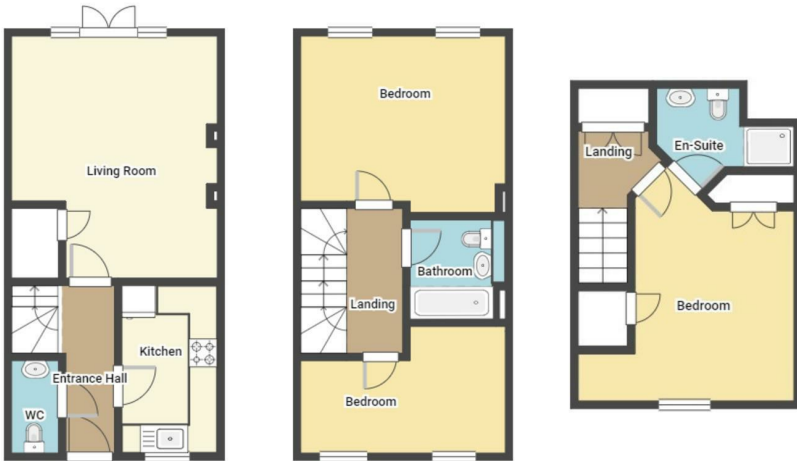
Up and over door

## Council Tax

Local Authority Nottingham

Council Tax band C





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (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                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.