



Old Bar Close,  
Cinderhill, Nottingham  
NG6 0RE

**£435,000 Freehold**



THIS IS A STUNNING INDIVIDUAL, FIVE BEDROOM, THREE BATHROOM ARCHITECT DESIGNED HOME.

Robert Ellis Estate Agents are pleased to bring to the market this brand-new property, located on Old Bar Close, Cinderhill.

The property benefits from the latest internal design layouts people are looking for to suit today's style of living, with a spacious living/dining kitchen which we are sure will become the focal point of what will be a beautiful and individual home.

In addition to the modern open plan kitchen on the ground floor we also have a grand entrance hallway, spacious living room and ground floor shower room. On the second floor we have three bedrooms, an impressive FIVE-piece family bathroom and staircase leading to the second-floor landing. Located off the second floor you will find a further two bedrooms and separate Shower room.

The property has been built and finished to the highest standards; we would be only too pleased to speak to any interested parties who might require more information.

Being traditionally constructed of brick to the external elevations under a pitched tiled roof.

There is a modern installed Air source heat pump heating system along with double glazing throughout with high quality double glazing, all of which will help to keep the maintenance of the property to a minimum for years to come.

Being situated in Cinderhill just off Bar Lane, the property is within easy reach of local schools, several local pubs and restaurants close to hand along with healthcare and sports facilities. Also, it is conveniently located close to Nottingham city centre along with excellent transport links.

Selling with no upward chain, contact the office to arrange your viewing today.



#### Entrance Hallway

26'1" x 10'1" approx (7.95m x 3.07m approx)

Modern composite front door to the front elevation. LVT flooring. Wall mounted radiators. Recessed spotlights to ceiling. Feature ceiling light point. Internal panel door leading into Living Room, Kitchen, Ground Floor Shower Room, Boiler Room and under stairs storage cabinet providing useful and additional storage space. Staircase leading to First Floor Landing

#### Living Room

13'9" x 28'2" approx (4.2 x 8.6m approx)

UPVC double glazed window leading to front elevation. Luxury Herringbone style flooring. Wall mounted double radiators. Recessed ceiling spotlights. Feature ceiling light points.

#### Kitchen Diner

23'8" x 13'5" approx (7.21m x 4.09m approx)

Range of contemporary wall and base units with quartz worksurfaces above. Breakfast Island with bar and seating area. Ample space for dining table. 1.5 bowl inset sink with dual heat tap. Integrated 5 ring ceramic hob with extractor hood above. Integrated oven and microwave. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Large format feature tiled flooring. Wall mounted double radiator. Recessed ceiling spotlights. Feature ceiling light points. Bi-fold doors leading to enclosed rear garden. UPVC double glazed window to the side elevation. Velux roof window providing natural additional daylight.

#### Ground Floor Shower Room

5'06" x 5'03" approx (1.68m x 1.60m approx)

Modern 3 piece suite comprising of a walk-in quadrant shower enclosure with electric Mira shower unit, vanity wash hand basin with dual heat tap and storage cabinets below and a low level flush W/C. Chrome heated towel rail. Tiled flooring. Tiled splash backs. Ceiling light point. Extractor unit. UPVC double glazed window to the side elevation.

#### Boiler Room

5'03" x 5'10" approx (1.60m x 1.78m approx)

UPVC double glazed window to the side elevation. LVT flooring. Ceiling light point. Houses hot water cylinder and electrical consumer unit

#### First Floor Landing

UPVC double glazed window to the side elevation. Feature LVT flooring. Wall mounted radiator. Recessed ceiling spotlights. Staircase leading to Second Floor Landing. Access into Bedroom 1, 2, 5 and Family Bathroom

#### Bedroom 1

13' x 13'5" approx (3.96m x 4.09m approx)

UPVC double glazed window to the front elevation. Feature LVT flooring. Wall mounted radiator. Recessed spotlights to ceiling.

#### Bedroom 2

12'2" x 12'11" approx (3.71m x 3.94m approx)

UPVC double glazed window to the rear elevation. Feature LVT flooring. Wall mounted radiator. Recessed spotlights to ceiling.

#### Bedroom 5

10'0" x 8'0" approx (3.05m x 2.44m approx )

UPVC double glazed window to the rear elevation. Feature LVT flooring. Wall mounted radiator. Recessed spotlights to ceiling.

#### First Floor Family Bathroom

10'2" x 7'04" approx (3.10m x 2.24m approx)

Modern 5 piece suite comprising of a double ended semi free-standing bath with hot and cold taps with mains fed shower above, walk-in shower enclosure incorporating rain water showerhead above, his and hers wash hand basins with dual heat taps and storage cabinets below and a low level flush W/C. Large format tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed ceiling spotlights. UPVC double glazed window to the front elevation.

#### Second Floor Landing

Velux roof window to the front elevation. Feature LVT flooring. Wall mounted radiator. Recessed ceiling spotlights. Access into Bedroom 3, 4 and Second Floor Shower Room

#### Bedroom 3

10'7" x 9'10" approx 29'6" (3.25m x 3.00m approx 9)

UPVC double glazed window to the rear elevation. Feature LVT flooring. Wall mounted radiator. Recessed spotlights to ceiling.

#### Bedroom 4

10'4" x 8'7" approx (3.15m x 2.62m approx )

UPVC double glazed window to the rear elevation. Feature LVT flooring. Wall mounted radiator. Recessed spotlights to ceiling.

#### Second Floor Shower Room

7'11" x 8'5" approx (2.41m x 2.57m approx)

Modern 3 piece suite comprising of a walk-in shower enclosure incorporating rain water showerhead above, large wall hung vanity wash hand basins with dual heat taps and storage cabinets below and a low level flush W/C. Large format tiled flooring. Tiled splashbacks. Chrome heated towel rail. Recessed ceiling spotlights. Velux style window to the front elevation.

#### Front of Property

Large and secure electric gate with remote control, accessing the large block paved driveway providing a plot of a vehicle hardstanding, with easy wall charger for Hybrid Cars. Fencing to the side elevations. Gated access to enclosed rear garden.

#### Rear of Property

Good sized enclosed rear garden, made mainly to lawn. Paved patio area. Flower beds. Fencing to the boundaries.

#### Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

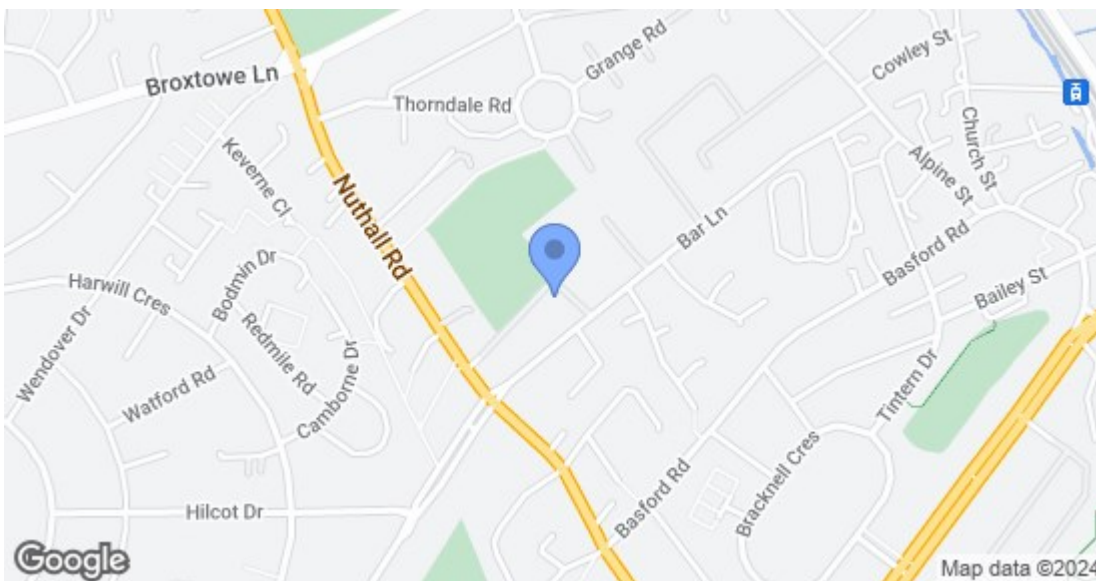
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.