



**Sycamore Rise  
Cinderhill, Nottingham NG6 8ST**

A FOUR BEDROOM, HIGH SPECIFICATION  
DETACHED FAMILY HOME SITUATED IN  
CINDERHILL, NOTTINGHAM.

**Guide Price £375,000-£385,000 Freehold**



\*\*\* MUST VIEW \*\*\* GUIDE PRICE £375,000-£385,000 \*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME, located in the ever-popular and highly sought-after Cinderhill, located in the Basford, Nottingham. This immaculately presented property is perfect for families and professionals alike, thanks to its close proximity to excellent transport links, including the Cinderhill and Highbury Vale Tram Stop, a minute walk from a bus stop linking to Nottingham City Centre and easy access to the A610, and M1 motorway, ensuring seamless connectivity to the city centre, nearby towns and beyond.

Upon entering, you are greeted by a spacious entrance hallway leading to a stylish ground floor WC, a beautifully appointed living room with feature fireplace and walls, and to the rear, a modern open-plan kitchen diner perfect for entertaining, with a utility area and an additional ground floor office / fourth bedroom. Upstairs, the landing gives access to three well-proportioned bedrooms, including the master bedroom and a third bedroom with a useful boiler cupboard, all served by a luxuriously refitted five-piece family bathroom.

Outside, the enclosed landscaped rear garden offers a serene retreat with its manicured patio areas, ideal for alfresco dining and relaxation. To the front, there is ample parking, access to the integral garage, and a neat pathway leading to the front entrance.

This home has been finished to an exceptionally high specification throughout, making it ready for prospective buyers to move in effortlessly. Benefiting from ground floor zone controlled efficient underfloor heating and being located in a prime location near local schools, shops, parks, and excellent public transport options, this is an opportunity not to be missed.

Contact Robert Ellis today to arrange your viewing and make this exceptional home yours before it's too late!



### Entrance Hallway

18'4 x 7'7 approx (5.59m x 2.31m approx)

With a modern glazed composite door to the side, recessed spotlights to the ceiling, coving, feature panelling to the walls, useful under stairs storage with built-in pull out storage, laminate flooring with zone controlled efficient underfloor heating throughout the ground floor, built-in storage cabinet and internal doors to:

### Living Room

16'2 x 12'10 approx (4.93m x 3.91m approx)

UPVC double glazed picture window to the front, feature wall mounted fireplace with additional feature Herringbone walls, recessed spotlights to the ceiling, laminate flooring, built-in storage cabinets to chimney recesses and archway through to:

### Open Plan Living/Dining Kitchen

10'11 x 21'6 approx (3.33m x 6.55m approx)

This magnificent re-fitted open plan living space benefits from having a range of contemporary wall and base units incorporating a quartz work surface over, under counter sink incorporating a swan neck mixer tap above, island unit with Samsung induction hob over and built-in extractor hood above, waterfall sides creating additional breakfast bar seating space, integrated oven with integrated microwave above, space and point for large American style fridge freezer, integrated dishwasher, under counter lighting, UPVC double glazed window to the rear, recessed spotlights to the ceiling, laminate flooring, bi-fold doors leading out to the landscaped rear garden, ceiling light point, feature light points and archway through to living room. Ample space for living/dining with additional built-in cabinet to the dining area.

### Ground Floor WC

4'2 x 2'9 approx (1.27m x 0.84m approx)

Wall hung vanity wash hand basin with waterfall tap and w.c., storage below, UPVC double glazed window to the side, feature tiled walls, recessed spotlights to the ceiling, laminate flooring.

### Home Office/Bedroom 4

17'3 x 8'2 approx (5.26m x 2.49m approx)

UPVC double glazed window to the side, tiled floor, ceiling light point. Internal panelled door to garage.

### Utility Room/Storage

9'2 x 6' approx (2.79m x 1.83m approx)

Space and plumbing for an automatic washing machine, space and point for free standing tumble dryer, loft access hatch, recessed spotlight to the ceiling, secure panelled door to the rear garden and doorway through to garage.

### First Floor Landing

UPVC double glazed window to the side, quartz window sill, staircase with feature exposed wooden hand rail with stainless steel balustrades, feature vertical modern towel rail, built-in mirrored sliding cabinet providing further built-in storage, loft access hatch with pull down ladder, panelled doors to:

### Bedroom 1

11'11 x 13' approx (3.63m x 3.96m approx)

UPVC double glazed window to the front, quartz window sill, wall mounted radiator, recessed spotlights to the ceiling, part panelling to the walls, additional bedside drop down lights with feature wall mounted inset lighting, built-in wardrobes providing further storage with mirror door and laminate flooring.

### Bedroom 2

11'11 x 11' approx (3.63m x 3.35m approx)

UPVC double glazed window to the rear, quartz window sill, wall mounted radiator, laminate flooring, recessed ceiling light points.

### Bedroom 3

8'9 x 12'5 approx (2.67m x 3.78m approx)

UPVC double glazed window to the front, quartz window sill, wall mounted radiator, laminate flooring, recessed spotlights to the ceiling. Airing/storage cupboard (3'6 x 3'3) housing the Worcester Bosch combination boiler and recessed spotlight to the ceiling.

### Bathroom

7'1 x 13'2 approx (2.16m x 4.01m approx)

This magnificent five piece suite comprises of a floating bath with mixer shower attachment over, two free standing vanity wash hand basins on a floating cabinet with additional storage below, wall hung w.c., large walk-in shower enclosure with rainwater shower head, feature tiled walls and floor, underfloor electric heating, wall hung storage cabinets, illuminated mirror and shaver point, UPVC double glazed window to the rear and chrome heated towel rail.

### Outside

The property sits on a quiet cul-de-sac position with the garden being laid to lawn to the front and a mature apple tree, landscaped borders with additional inset lighting, pathway to the front entrance door with porcelain tiled step.

To the rear there is an immaculate landscaped garden incorporating two large porcelain paved patio areas, raised flower beds with shrubs planted to the borders, feature horizontal fencing with inset lighting, two pergolas offering additional al-fresco dining and living space, external power and water, secure gated access to the side for further storage and access to the front of the property with secure gated access into the utility area. Shaped garden laid to lawn with raised, rendered flower beds incorporating mature shrubs and trees.

### Garage

10'3 x 17'10 approx (3.12m x 5.44m approx)

Double roller shutter door to the front, light and power, providing useful additional storage space and internal door to utility room and home office.

### Council Tax

Nottingham Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 46mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

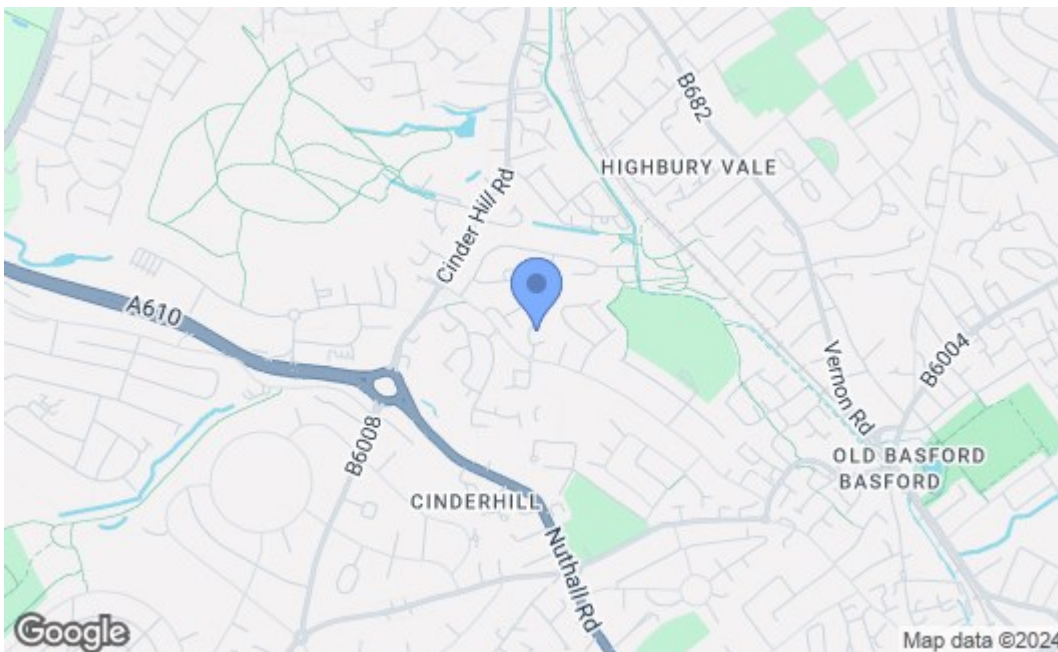
Flood Defenses – No

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			
		72	82
<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.