



Old Bar Close  
Basford, Nottingham NG6 0RE

AN INDIVIDUAL THREE-BEDROOM, TWO  
BATHROOM DETACHED NEW BUILD  
FAMILY HOME

**Asking Price £375,000 Freehold**





A STUNNING, ARCHITECT-DESIGNED THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME – READY FOR IMMEDIATE OCCUPATION AND SOLD WITH NO UPWARD CHAIN

Robert Ellis Estate Agents are delighted to bring to the market this brand-new, individual home, situated in a quiet cul-de-sac location on Old Bar Close, Cinderhill.

Designed with modern living in mind, the property offers a thoughtfully planned layout and a high-quality finish throughout. The spacious and stylish open-plan kitchen is sure to become the heart of the home, perfectly suited for both family life and entertaining. Complementing this is a generous living and dining space, utility room, entrance hallway, and ground floor cloakroom/WC.

To the first floor, the property boasts three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and a beautifully appointed four-piece family bathroom.

Built to exacting standards using traditional brick construction under a pitched tiled roof, the property also benefits from a modern gas central heating system with underfloor heating to the ground floor, high-quality double glazing, and a design focused on energy efficiency and low maintenance.

Outside, there is a brick-built garage with power and lighting, a gated driveway providing ample off-street parking, and an enclosed rear garden with patio area ideal for outdoor dining and relaxing.

This is a unique opportunity to purchase a high-specification, architect-designed home in a convenient location – available with no upward chain. Contact the team at Robert Ellis today to arrange your viewing or for further information.



### Front of Property

To the front of the property there is a secure gated driveway providing additional secure off road hardstanding with a plum slate driveway, pathway to the side elevation, additional pathway to the front entrance door, outdoor water faucet, security cameras.

### Freestanding Brick Built Garage

8'03" x 9'11" approx (2.51m x 3.02m approx)

Offering additional vehicle storage and secure storage space comprising up and over door to the front elevation, power and lighting.

### Entrance Hallway

10' x 4'4" approx (3.05m x 1.32m approx)

Modern double glazed leaded door to the front elevation, ceiling light point, carpeted staircase leading to the first floor landing, underfloor heating, feature tiling to the floor, panelled doors leading off to:

### Ground Floor Cloakroom

6' x 5'01" approx (1.83m x 1.55m approx)

UPVC double glazed window to the front elevation, modern vanity unit incorporating semi recessed vanity wash hand basin with storage cupboards below, low level flush WC, built-in storage cabinets, chrome heated towel rail, tiling to the floor, featured tile splashbacks, storage cabinet with worksurface over, spotlights to the ceiling, extractor unit.

### Fitted Dining Kitchen

16'6" x 10' approx (5.03m x 3.05m approx)

A range of matching wall and base units incorporating laminate work surfaces over, stainless steel sink with mixer tap above, integrated Zanussi oven with four ring stainless steel gas hob over and stainless steel extractor hood above, recessed spotlights to the ceiling, pelmet lighting, underfloor heating, breakfast bar providing additional seating space, large format modern tiling to the floor, UPVC double glazed window to the side elevation, integrated BEKO dishwasher, integrated fridge freezer, panelled door leading through to utility room, internal French doors leading through to dining kitchen.

### Utility Room

5' x 9'05" approx (1.52m x 2.87m approx)

A range of contemporary base units incorporating stainless steel sink with mixer tap over, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, UPVC double glazed door to the side elevation, wall mounted ideal gas central heating combination boiler, underfloor heating, large format modern tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, panelled door leading to the dining kitchen.

### Lounge Diner

11'2" x 20'1" approx (3.40m x 6.12m approx)

This spacious open plan lounge diner offers versatile living space with both seating and dining zones comprising UPVC double glazed French doors leading to enclosed landscaped rear garden, UPVC double glazed window to the rear elevation, modern laminate floor covering, recessed spotlights to the ceiling, large built-in under stairs storage cupboard providing useful additional storage space housing underfloor heating manifold.

### First Floor Landing

UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, loft access hatch, wall mounted radiator, panelled doors leading off to;

### Loft

Built-in raised platform providing useful ample additional storage space.

### Family Bathroom

9'02" x 6'6" approx (2.79m x 1.98m approx)

Modern four piece suite comprising double ended panelled bath, walk-in shower enclosure featuring rain water shower head above, wall hung vanity wash hand basin with storage cupboard below, low level flush WC, UPVC double glazed window to the front elevation, heated towel rail, tiled splashbacks, LVT flooring recessed spotlights to the ceiling, extractor fan.

### Bedroom Three

7'04" x 9'09" approx (2.24m x 2.97m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

### Bedroom Two

9'11" x 11'07" approx (3.02m x 3.53m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

### Bedroom One

13'03" x 15'03" approx (4.04m x 4.65m approx)

Spacious master bedroom comprises UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted radiator, panelled door leading to en-suite shower room.

### En-Suite Shower Room

3'3" x 10'9" approx (0.99m x 3.28m approx)

UPVC double glazed window to the front elevation, wall hung vanity wash hand basin with storage cupboards below, low level flush WC, walk-in shower enclosure featuring mains fed shower above, feature vertical radiator, LVT flooring, recessed spotlights to the ceiling, extractor fan.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries and landscaped Indian sandstone paved patio area, outdoor water faucet, security cameras, mature tree planted to the border.

### Agents Notes: Park Home Additional Information

Electricity: Mains supply

Water: Mains supply

Gas: No mains supply

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 15mbps Superfast 80mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: No mains supply

Flood Risk: Surface Water High

Flood Defences: No

Non-Standard Construction: No

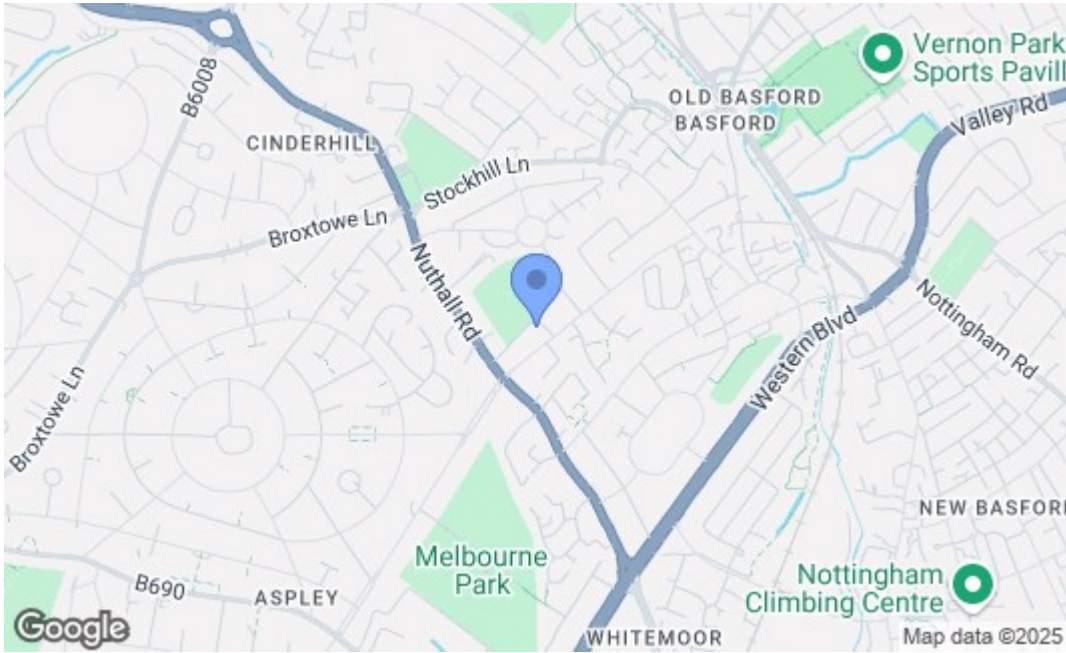
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.