



1 Cinderhill Grove, Gedling – NG4 4EQ

Guide Price £200,000

DavidJames
the estate agent



1 Cinderhill Grove

Gedling, Nottingham

Modernised and well-presented semi-detached home in a quiet cul-de-sac, close to Gedling & Mapperley's amenities and bus links. Good-sized open plan living area, 3 double beds and stylish shower room.

Council Tax band: A

Tenure: Freehold

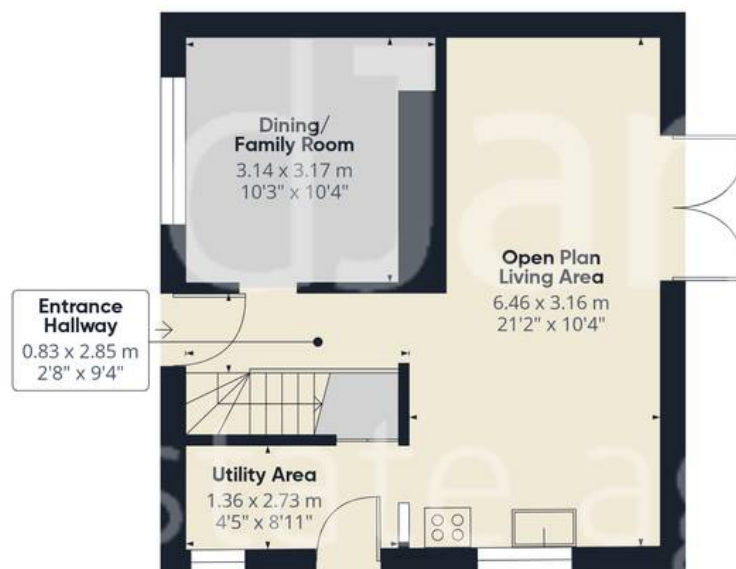
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modernised semi-detached house in a quiet cul-de-sac
- Well-presented and neutrally decorated (perfect for first time-buyers or families)
- Within easy reach of Gedling and Mapperley's amenities, schools, Gedling Country Park and bus services
- Bright and spacious dual aspect open-plan living area with feature French doors overlooking the rear
- Well-equipped kitchen with modern units, breakfast bar, utility area and separate dining/family room
- Three double bedrooms (main bedroom with built-in wardrobes and storage cupboard)
- Gas central heating with a combination boiler
- Stylish modern shower room with double width shower enclosure and dual-head rainfall shower
- Low-maintenance south-easterly facing rear garden
- Corner plot position with good-sized front and side lawned gardens





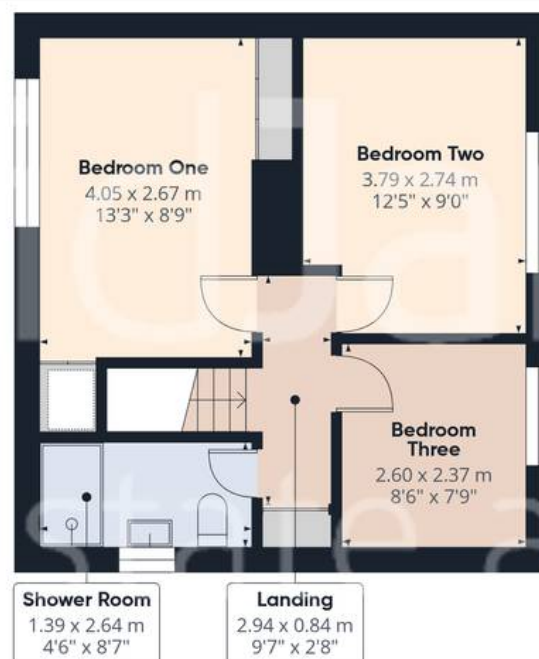


Floor 0

Approximate total area⁽¹⁾

72.1 m²

777 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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