Robert Ellis

look no further. . .







A STUNNING FAMILY HOME FOR SALE!

Sycamore Rise
, Nottingham NG6 8ST

Offers In The Region Of £425,000 Freehold

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Robert Ellis Estate Agents are delighted to bring to the market this STUNNING THREE-BEDROOM DETACHED FAMILY HOME, situated on Sycamore Rise in a popular and convenient location in Nottingham. Beautifully presented throughout, this impressive property offers spacious accommodation, a gorgeous open-plan kitchen diner, a conservatory and an enclosed rear garden, making it the perfect home for families looking for something special.

Upon entering, you are welcomed into a spacious entrance hallway with useful storage and a ground floor WC. The generous lounge provides a lovely space to relax, featuring a charming fireplace and plenty of natural light. The real showstopper of this home is the STUNNING OPEN-PLAN KITCHEN DINER, beautifully designed with stylish sage green units, a central island, quartz worktops and an excellent range of integrated AEG appliances. With plenty of space for dining and entertaining, sliding doors open directly onto the rear garden, creating a fantastic space for family gatherings. A separate utility room and conservatory complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en-suite bathroom. The family bathroom is equally impressive, featuring a corner bath and separate shower enclosure.

Outside, the property benefits from a driveway providing off-road parking for two vehicles, alongside a garage offering additional storage. To the rear is a BEAUTIFUL ENCLOSED GARDEN, featuring a patio seating area and lawn, perfect for enjoying the warmer months and entertaining family and friends.

Ideally situated within easy reach of local shops, schools and everyday amenities, the property also benefits from excellent transport links into Nottingham City Centre, with Cinderhill Tram Stop just a short walk away. There are also excellent road connections, with easy access to the A610 and M1 Junction 26

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE EVERYTHING THIS GORGEOUS FAMILY HOME HAS TO OFFER!





Entrance Hallway
UPVC double glazed front door, laminate flooring, wall mounted radiator, stairs to first floor, wall panelling and dado rail, understairs storage, doors leading off to:

Ground Floor WC
4'97 x 2'37 approx (1.22m x 0.61m approx)
Laminate flooring, UPVC double glazed window to the side elevation, wood panelling and dado rail, coving to the ceiling, wall mounted radiator, WC, hand wash basin with mixer tap above.

Lounge
17'78 x 12'57 approx (5.18m x 3.66m approx)
Laminate flooring, UPVC double glazed windows to the front and side elevations, doorway to the dining area, coving to the ceiling, wood panelling, feature fireplace with tiled hearth, wood surround and Dimplex Optimyst Electric log burner, TV point, vertical wall mounted radiator.

Open plan Kitchen-Diner
20'65 x 11'18 approx (6.10m x 3.35m approx)
Laminate flooring, UPVC double glazed sliding doors to the rear garden, UPVC double glazed sliding door to the conservatory, door to utility, a range of wall and base units and drawers with Quartz worksurfaces over incorporating a Belfast sink with brushed gold tap, built-in AEG microwave, built-in AEG coffee machine, AEG oven with a separate warming drawer, four ring induction hob, a 7030 integrated fridge-freezer, wine cooler, integrated AEG dishwasher, integrated bins, integrated spice rack, vertical wall mounted radiator, UPVC double glazed door to the side elevation.

Utility
9'82 x 7'49 approx (2.74m x 2.13m approx)
Laminate flooring, UPVC double glazed window to the rear elevation, UPVC double glazed door providing access to the rear garden, a range of wall and base units and drawers with Quartz worksurfaces over incorporating a composite sink with a mixer tap above, spotlights to ceiling, coving to ceiling, point and plumbing for a washing machine, space for tumble dryer, wall mounted radiator.

Conservatory
8'79 x 7'97 approx (2.44m x 2.13m approx)
Laminate flooring, UPVC double glazed windows surrounding the conservatory, vertical wall mounted radiator, UPVC double glazed door to the rear garden,

First Floor Landing
Wood panelling and dado rails, UPVC double glazed window to the side elevation, coving to ceiling, storage cupboard, access to loft, doors leading off to:

Bedroom One
10'45 x 12'65 approx (3.05m x 3.66m approx)
Carpeted flooring, UPVC double glazed window to the rear elevation, built-in wardrobes, coving to ceiling, door to ensuite.

Ensuite
7'36 x 7'04 approx (2.13m x 2.24m approx)
Laminate flooring, UPVC double glazed window to the rear elevation, wood panelling, heated towel rail, vanity wash hand basin with mixer tap, WC, bath with mixer tap and shower attachment, spotlights to ceiling, tiled splashbacks.

Bedroom Two
12'57 x 8'67 approx (3.66m x 2.44m approx)
Carpeted flooring, coving to the ceiling, spotlights to ceiling, UPVC double glazed window to the front elevation, wall mounted radiator.

Bedroom Three
9'41 x 10'45 approx (2.74m x 3.05m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, coving to ceiling, carpeted flooring, built-in storage.

Bathroom
8'61 x 7'29 approx (2.44m x 2.13m approx)
Laminate flooring, UPVC double glazed window to the front elevation, tiled splashbacks, heated towel rail, corner bath with mixer tap and shower attachment, shower cubicle with mains fed shower and separate shower attachment, vanity wash hand basin with mixer tap, WC, wall mirror with three light settings, with screen and Bluetooth.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area and stairs leading to lawned area, storage shed, surrounded by fenced and hedged boundaries, two side gates providing access to the front of the property.

Front of Property
To the front of the property there is a driveway providing off the road parking for two cars, front garden with plants and shrubbery, pathway to the front door, on road parking

Garage
7'7 x 10'38 (2.31m x 3.05m)
A garage with up and over door, power and lighting, storage above.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 11mbps Ultrafast 5500mbps
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













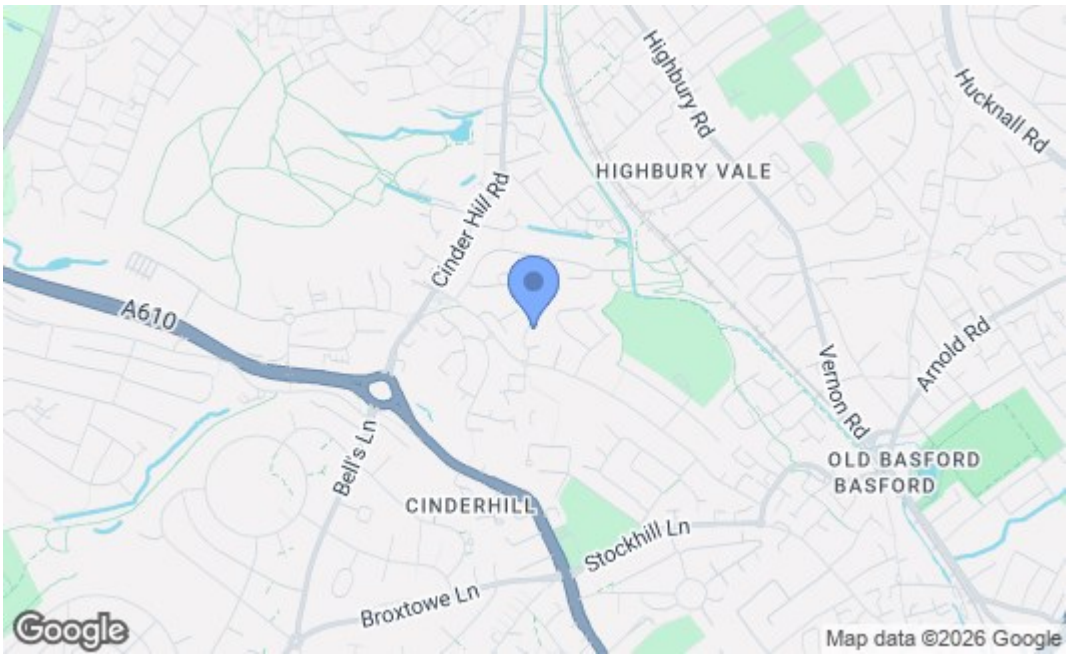

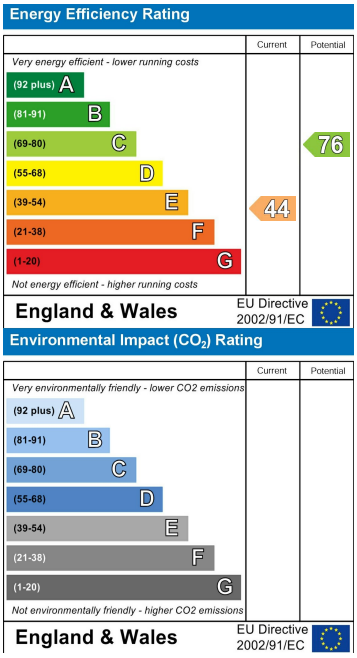

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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