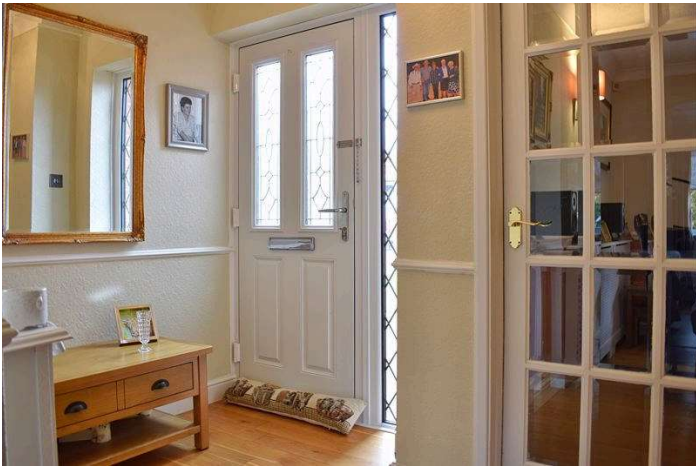


Cherrymead, Bathley NG23 6DA



GUIDE PRICE: £400,000 to £425,000. A superb three bedroom detached bungalow situated on a fabulous plot in the heart of this sought after village. In addition to the three bedrooms, the property has two large reception rooms, a conservatory, fitted kitchen and well appointed bathroom. The grounds, countryside views and substantial workshop are further particular features. The property is double glazed and has oil fired central heating. Early viewing is very strongly recommended.

Guide Price £400,000 to £425,000









Situation and Amenities

Bathley is a village and civil parish in the Newark and Sherwood district of Nottinghamshire, England, located approximately 4.8 miles from the market town of Newark on Trent. The village has a public house. Further and more comprehensive amenities can be found in Newark where there is also a direct line rail connection from North Gate Station to London Kings Cross taking from a little over an hour.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway provides access to the majority of the rooms and has cornice to the ceiling, wooden flooring, dado rail, two ceiling light points and a radiator. Also within the hallway is a useful storage cupboard. Access to the roof space is obtained from the hallway.

Lounge 16' 2" x 11' 8" (4.92m x 3.55m) (excluding bay window)

This excellent sized and well proportioned reception room has a large bay window to the front elevation. The focal point of the lounge is the multi-fuel burning stove which is inset and sat on a marble effect hearth. The room also has wood laminate flooring, cornice to the ceiling, wall light points and a radiator.

Kitchen 11' 6" x 10' 10" (3.50m x 3.30m)

This very well appointed kitchen has windows, and glazed French doors to the rear elevation providing access to the conservatory. An archway leads into the dining room. The kitchen is fitted with an excellent range of base and wall units, complemented with quartz work surfaces and matching splash backs. There is a ceramic sink, and integrated appliances include a combination microwave/oven/grill, induction hob with extractor hood above and dishwasher. There is also an integrated breakfast bar. The kitchen has cornice to the ceiling, recessed ceiling spotlights and a radiator.

Dining Room 16' 6" x 8' 8" (5.03m x 2.64m)

The dining room has a window to the front elevation, wood laminate flooring, cornice to the ceiling, ceiling light point, dado rail and a radiator. Also located within the dining room is a useful storage cupboard.

Conservatory 19' 4" x 9' 5" (5.89m x 2.87m)

This very good sized conservatory is of dwarf brick wall construction with a upvc frame and bespoke fitted blinds. There are French doors into the garden and a further glazed door to the side elevation. The conservatory has a climate sensitive skylight window and is centrally heated. In addition there is a ceramic tiled floor, a ceiling light/fan and two radiators. A door leads into the utility/boiler room.

Utility Room/Boiler Room

This room has space and plumbing for a washing machine and the central heating boiler is located here. It also serves as a useful storage space for coats, boots etc.

Bathroom 12' 0" x 6' 7" (3.65m x 2.01m)

This superbly appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising a shaped spa bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a corner shower/steam cubicle with multi-jet shower and curved shower screen. The bathroom is complemented with part ceramic wall tiling and recessed ceiling spotlights. There is also an extractor fan and twin towel rails.

Bedroom One 12' 2" x 9' 10" (3.71m x 2.99m)

An excellent sized double bedroom having a window to the rear elevation overlooking the garden and open countryside beyond. The room has a range of fitted bedroom furniture including wardrobes, chests of drawers and bedside cabinets. There is a wood laminate floor, cornice to the ceiling, a ceiling light/fan and a radiator.

Bedroom Two 10' 11" x 9' 3" (3.32m x 2.82m)

A good sized double bedroom with a window to the front elevation. Once again there is a range of fitted bedroom furniture including wardrobes and dressing table. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 13' 1" x 8' 6" (3.98m x 2.59m)

Also a double bedroom, having sliding patio doors to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator. Bedroom three is currently utilised as a home office/study.

Outside

Cherrymead stands on a very impressive plot and is accessed via electric wrought iron gates which lead onto an expansive driveway which provides off road parking for numerous vehicles. Adjacent to the driveway is the front garden which comprises a shaped and well maintained lawn edged with borders containing a variety of mature shrubs, plants and trees. The driveway continues down the side of the property towards the garage and workshop.

Rear Garden

The rear garden is yet another feature of this wonderful home and is beautifully landscaped. The garden consists of two distinctive lawned areas edged with borders containing a vast array of mature shrubs, plants, trees and flowers. There are two decked areas ideal for outdoor seating and entertaining. From the rear garden there are fabulous views across open countryside. Included within the sale are a number of useful storage sheds together with a large portacabin.

Garage Area 19' 2" x 16' 11" (5.84m x 5.15m)

The garage/workshop building is sub-divided with the double garage having twin wooden doors to the front elevation, a window to the side and an inspection pit within the floor. The garage area is equipped with both power and lighting and is open plan through to the workshop.

Workshop Area 19' 8" x 9' 9" (5.99m x 2.97m) (overall dimensions)

The workshop area is sub-divided into two distinctive spaces, has a door to the front elevation and is equipped with power and lighting.

Council Tax

The property is in Band D.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

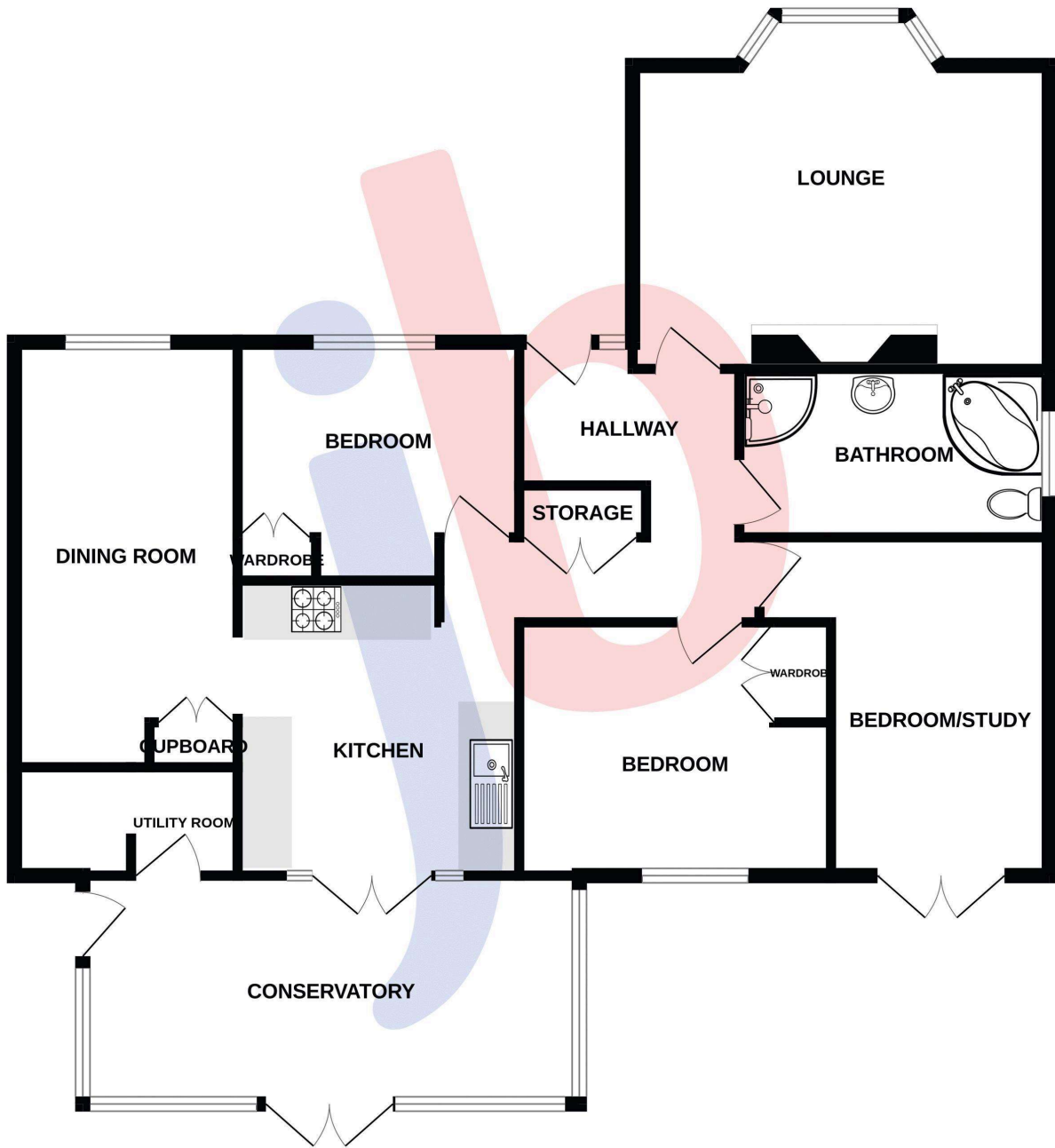
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00004792 08 August 2024

GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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