

## Ground Floor



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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Cherry Tree Gardens, Nelson, BB9 0NE Offers Over £280,000

### AN EXQUISITE DETACHED FAMILY HOME

Welcome to this enviable detached family home located on a desirable end of cul-de-sac position of Cherry Tree Gardens, Nelson. This property has been beautifully presented and meticulously maintained, making it an ideal choice for any growing family seeking a spacious and inviting environment.

As you step inside, you will discover an abundance of indoor and outdoor space, perfect for both relaxation and entertaining. The home features four generous living areas, allowing for versatile use and plenty of room for family gatherings. The neutral decoration throughout provides a blank canvas, inviting you to personalise the space to your taste.

This delightful residence boasts four double bedrooms, ensuring ample accommodation for family and guests alike. With three well-appointed bathrooms, morning routines will be a breeze. The property is ready for you to move straight in, with no chain delay to worry about.

Outside, you will find an enviable garden space, ideal for children to play or for hosting summer barbecues. The double driveway offers convenient off-road parking, adding to the practicality of this lovely home. Additionally, the inclusion of solar panels enhances energy efficiency, making this property not only beautiful but also environmentally friendly.

# Cherry Tree Gardens, Nelson, BB9 0NE

## Offers Over £280,000



- Tenure Freehold
- Off Road Parking With Double Driveway
- Abundance Of Indoor And Outdoor Space
- Easy Access To Major Network Links

- Council Tax Band D
- Four Double Bedrooms
- Viewing Essential
- EPC Rating TBC
- Ideal Family Home
- No Chain Delay

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

15'5 x 8'2 (4.70m x 2.49m)

Central heating radiator, smoke alarm, under stairs storage, tiled floor, doors to two reception rooms, dining room and kitchen, stairs to first floor.

#### Reception Room One

17'2 x 8' (5.23m x 2.44m)

UPVC double glazed leaded window, central heating radiator, meter cupboard, television point and wood effect laminate flooring.

#### Reception Room Two

13'7 x 13'5 (4.14m x 4.09m)

Central heating radiator, coving, electric living flame fire, television point and open to garden room.

#### Garden Room

11'5 x 9'11 (3.48m x 3.02m)

UPVC double glazed window, polycarbonate roof, ceiling fan and UPVC double glazed French doors to rear.

#### Kitchen

18' x 10'5 (5.49m x 3.18m)

UPVC double glazed box window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven and microwave, five ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, dishwasher and dryer, spotlights, breakfast bar and tiled floor.

#### Dining Room

11'6 x 9'2 (3.51m x 2.79m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect laminate flooring, doors to WC and side porch.

#### WC

7'2 x 2'11 (2.18m x 0.89m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, tiled elevation and tiled effect vinyl flooring.

#### Side Porch

20'4 x 4' (6.20m x 1.22m)

UPVC double glazed frosted window, polycarbonate roof, two feature wall lights, wood effect laminate flooring and UPVC double glazed frosted door to rear.

#### First Floor

#### Landing

10'1 x 4'10 (3.07m x 1.47m)

Central heating radiator, loft access, smoke alarm, storage cupboard, doors to four bedrooms and bathroom.

