



**Cherrywood Gardens
Thorneywood, Nottingham NG3 6LQ**

£245,000 Freehold

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** MODERN INTERIOR ** NO UPWARD CHAIN **

Robert Ellis Estate Agents are delighted to bring to the market this OUTSTANDING TWO DOUBLE BEDROOM, DETACHED BUNGALOW situated in Thomeywood, Nottingham.

The property is a stone's throw away from Mapperley Top accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns.

Upon entry, you are welcomed into the entrance hall, leading through to the open plan lounge diner. Off the lounge diner is the internal hallway, giving access to the modern fitted kitchen, storage cupboard, utility room, first double bedroom, second double bedroom and family bathroom with walk in double shower.

The property offers a large block paved driveway which leads to the detached garage and rear garden offering a patio area and laid to lawn.

A viewing is HIGHLY recommended to appreciate the SIZE and LOCATION of this fantastic opportunity. Contact the office to arrange your viewing now!



Front of Property

Large block paved driveway with access to the double garage. Laid to lawn area to the front elevation. Pathway leading to front entrance door.

Entrance Porch

4'11" x 3'8" approx (1.51 x 1.13 approx)

UPVC double glazed opaque front door with UPVC double glazed opaque window to the side. Carpeted flooring. Ceiling light point. Built-in storage cupboards. Internal door leading into Open Plan Lounge Diner

Lounge Diner

18'2" x 17'6" approx (5.56 x 5.35 approx)

UPVC double glazed window to the front elevation. UPVC double glazed windows to the side elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light points. Feature fireplace with surround. Space for Dining Table. Internal door leading into Inner Hallway.

Inner Hallway

4'8" x 6'10" approx (1.43 x 2.09 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Access into Lounge Diner, Kitchen, Bedroom 1, 2, Utility Room and Family Bathroom

Kitchen

9'9" x 8'8" approx (2.99 x 2.66 approx)

UPVC double glazed composite door leading out to the side elevation. UPVC double glazed window to the side elevation. Vinyl flooring. Recessed ceiling spotlights. Range of modern fitted wall and base units with worksurfaces over. 4 ring gas hob with extractor unit above. Integrated microwave. Integrated double oven. Stainless steel sink and drainer unit with dual heat tap. Hatch looking into the Dining Area.

Utility

6'11" x 4'10" approx (2.13 x 1.49 approx)

UPVC double glazed opaque window to the side elevation. Vinyl flooring. Wall mounted radiator. Ceiling light point. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer.

Bedroom 1

10'1" x 12'9" approx (3.09 x 3.89 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2

12'5" x 7'11" approx (3.80 x 2.42 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted wardrobes.

Family Bathroom

6'10" x 6'11" approx (2.10 x 2.13 approx)

UPVC double glazed window to the side elevation. Vinyl flooring. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a walk-in double shower with overhead waterfall showerhead, wall mounted sink with dual heat tap and a low level flush WC.

Rear of Property

Enclosed garden with laid to lawn and patio area. Fencing to the borders.

Garage

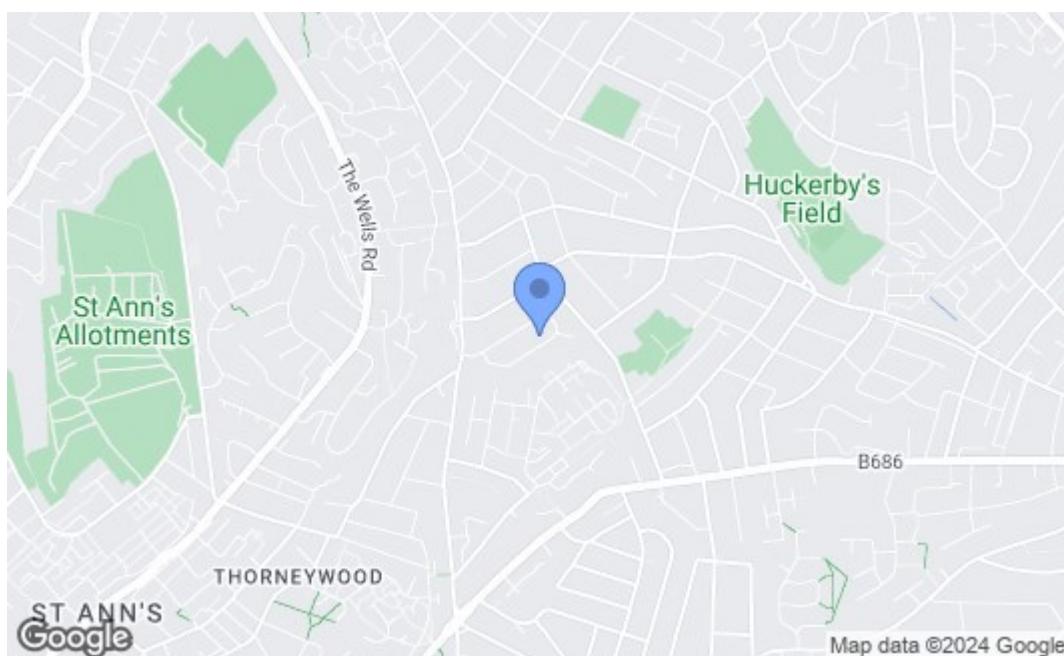
Double garage with up and over door.

Council Tax

Local Authority Gedling

Council Tax band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.