

# HoldenCopley

PREPARE TO BE MOVED

Cherrywood Gardens, Carlton, Nottinghamshire NG3 6LS

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Offers Over £350,000



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## BEAUTIFULLY PRESENTED DETACHED BUNGALOW...

This beautifully presented four-bedroom detached bungalow is perfect for a wide range of buyers looking for a property ready to move straight into. Boasting a recently upgraded combi boiler, double-glazed windows and doors, new piping system with HIVE control, electrics, re-cladded exterior, new soffits and fascias, and an insulated loft. Situated in a popular location, it offers convenient access to shops, great schools, and fantastic transport links. The accommodation comprises a welcoming entrance hall, a spacious living room with sliding patio doors opening to the rear garden, and a modern Shaker-style fitted kitchen that seamlessly flows from the living space. The property further benefits from a stylish three-piece bathroom suite, four generously sized bedrooms, and access to a fully boarded loft, perfect for additional storage. Externally, the front of the property boasts a decorative stone garden, a driveway providing off-street parking, and a garage. To the rear, you'll find a private south-facing garden, complete with a paved patio area, a well-maintained lawn, raised planters, and a greenhouse—perfect for relaxing or entertaining. With its exceptional presentation and well-connected location, this bungalow offers the perfect blend of comfort and convenience—ideal for modern living.

MUST BE VIEWED







- Detached Bungalow
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private South-Facing Garden
- Popular Location
- Beautifully Presented Throughout
- Must Be Viewed











ACCOMMODATION

Entrance Hall

8'1" x 3'10" (2.48m x 1.19m)

The entrance hall has laminate flooring and a single composite door providing access into the accommodation.

Living Room

20'2" x 12'1" (6.15m x 3.69m)

The living room has laminate flooring, two radiators, recessed spotlights and UPVC sliding patio doors out to the garden.

Kitchen

9'1" x 11'6" (2.79m x 3.52m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel with a drainer and a swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, space for a dining table, laminate flooring, partially tiled walls, a vertical radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Hall

3'1" x 6'4" (0.95m x 1.95m)

The hall has laminate flooring and space and plumbing for a washing machine.

Bathroom

5'5" x 6'4" (1.67m x 1.95m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, laminate flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Master Bedroom

12'1" x 9'0" (3.69m x 2.76m)

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a panelled feature wall and wall-mounted light fixtures.

Bedroom Two

13'10" x 7'2" (4.24m x 2.20m)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, recessed spotlights and a UPVC single door providing access out to the garden.

Bedroom Three

14'8" x 7'3" (4.49m x 2.21m)

The third bedroom has UPVC double-glazed windows to the side and front elevation, laminate flooring and a radiator.

Bedroom Four

10'5" x 8'5" (3.19m x 2.59m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and access into the boarded loft via a drop-down ladder.

OUTSIDE

Front

To the front is a decorative stone garden, a driveway and a garage.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a paved patio, a lawn, bark chippings, raised planters, a greenhouse and an outdoor tap.

Garage

31'0" x 8'7" (9.45m x 2.62m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

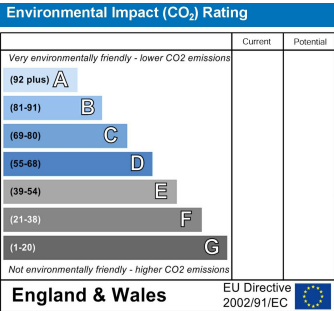
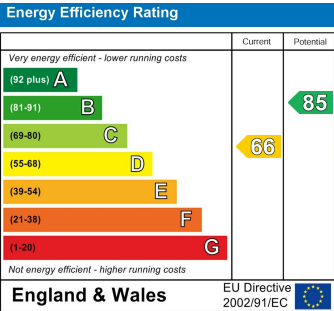
The vendor has advised the following:

Property Tenure is Freehold

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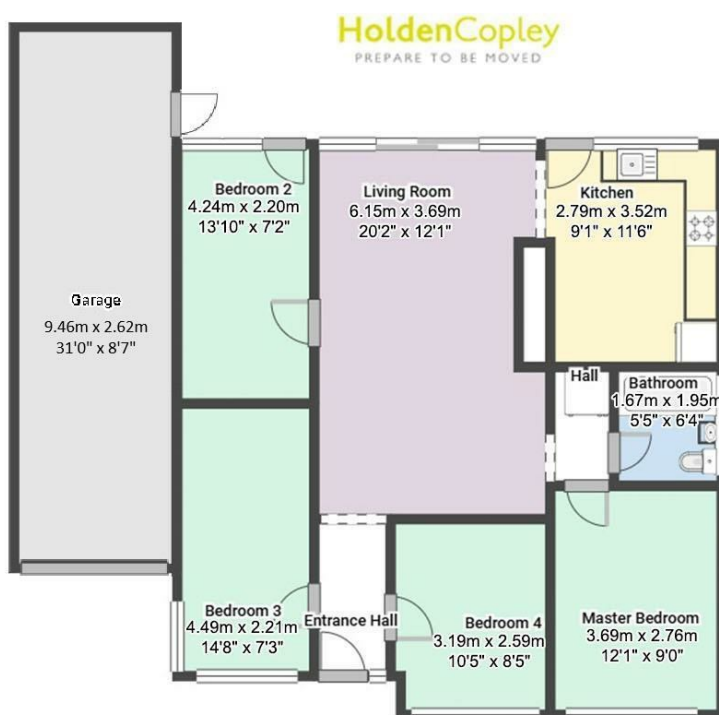
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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