

HoldenCopley

PREPARE TO BE MOVED

Cherrywood Gardens, Carlton, Nottinghamshire NG3 6LS

Guide Price £250,000 - £280,000

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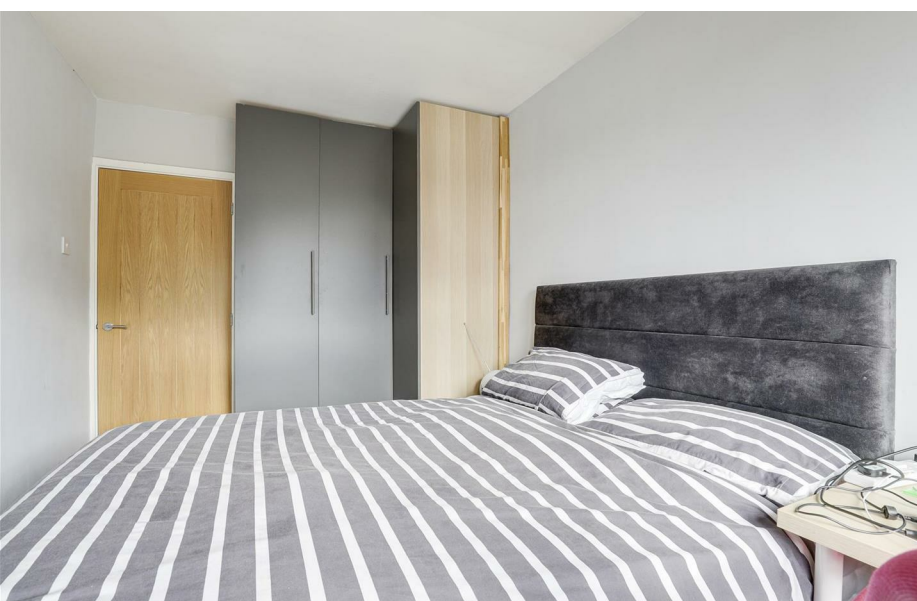
GUIDE PRICE: £250,000 - £270,000

RENOVATED BUNGALOW IN POPULAR LOCATION...

This two-bedroom detached bungalow is exceptionally well-presented and has undergone a complete renovation throughout, making it the perfect home to move straight into without any work required. Positioned on a highly sought-after road in Carlton, the property enjoys close proximity to a variety of local amenities, shops, and excellent transport links providing easy access into Nottingham City Centre. Internally, the accommodation comprises an inviting entrance hall, a spacious living room with the versatility to incorporate a study or dining area, a cosy separate snug, and a newly fitted kitchen equipped with a range of integrated appliances and sleek, modern units. The property further benefits from a contemporary three-piece bathroom suite and two double bedrooms, both featuring fitted wardrobes, as well as access to a useful boarded loft space. Outside, the property boasts a driveway providing off-road parking for two vehicles along with access into the garage. To the rear, there is a beautifully maintained garden with a lawn, a variety of established plants, and multiple seating areas, creating the ideal setting for relaxation or entertaining.

MUST BE VIEWED





- Renovated Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room & Separate Snug Area
- Newly-Fitted Kitchen
- Modern Three-Piece Bathroom Suite
- Boarded Loft & Ample Storage Space
- Private Well-Maintained Garden
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'6" x 5'7" (1.99m x 1.72m)

The entrance hall has parquet-style flooring, in-built cloak cupboards, UPVC double-glazed obscure windows, and a single composite door providing access into the accommodation.

Living Room

18'9" max x 11'1" (5.73m max x 3.40m)

The living room has a UPVC double-glazed window to the front and side elevation, wood-effect flooring, a TV point, coving to the ceiling, a radiator, and double wooden doors with glass inserts leading into the snug.

Snug

7'10" x 6'8" (2.39m x 2.05m)

The snug has wood-effect flooring, a serving hatch into the kitchen, and a single-glazed obscure window to the front elevation.

Kitchen

13'8" max x 8'2" (4.19m max x 2.50m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops and under-cabinet lighting, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated bosch oven, an integrated Bosch combi-oven, an integrated warming drawer, a gas hob with an extractor hood and splashback, space for a fridge freezer, herringbone-style flooring, tiled splashback, a radiator, recessed spotlights, UPVC double-glazed windows to the side elevation, and a single UPVC door providing access to the garden.

Inner hall

6'7" max x 5'9" (2.02m max x 1.76m)

The inner hall has carpeted flooring, in-built storage cupboards, and access to the fully boarded loft with lighting via a drop-down ladder.

Shower Room

6'7" x 4'11" (2.01m x 1.50m)

The shower room has a low level dual flush WC, a pedestal wash basin, a wired backlit mirror, a walk-in shower enclosure with a mains-fed shower, a radiator, vinyl flooring, fully tiled wall, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom One

12'6" max x 8'1" (3.83m max x 2.47m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted corner-shaped wardrobe.

Bedroom Two

12'7" max x 9'11" (3.86m max x 3.04m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted corner-shaped wardrobe.

OUTSIDE

Front

To the front of the property is a driveway for two cars, access into the garage, external lighting, a gravelled area with a range of decorative plants, and side gated access to the garden.

Garage

15'9" x 8'2" (4.82m x 2.49m)

The garage has a wall-mounted BAXI combi-boiler, space and plumbing for a washing machine, and double doors opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, raised planters, a range of plants and shrubs, external lighting, an outdoor tap, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

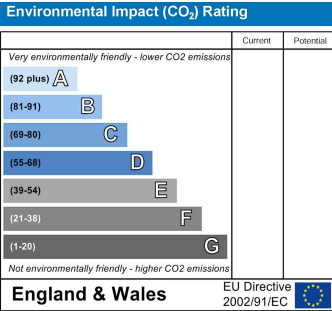
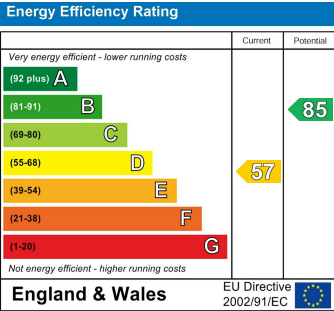
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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