

3 The Cherries

Nottingham
NG11 7HE

Guide Price £375,000



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0115 841 1155



- Three-bedroom mid-terraced home
- Accommodation across three floors
- Family bathroom, shower room and downstairs WC
- Open plan kitchen/ dining/ living space
- Off street parking
- Sought-after Wilford location
- Close to local amenities and transport links
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold

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Key Features

A modern three-story, well-presented home located in the highly sought-after area of Wilford, just a short walk from the tram stop. Conveniently positioned close to local amenities, it is located within a favoured school catchment area, making the property ideal for buyers looking for a home that is ready to move into, with the benefits of modern living. With three double bedrooms, two bathrooms & downstairs WC, early viewing is highly recommended to avoid disappointment.

The property is entered through a front entrance door into a reception hallway, which features a staircase rising to the first floor and doors leading to a front-facing study, offering office space with a view to the front. There is a contemporary two-piece WC set beneath the staircase with a modern suite. The main living space is located at the rear of the property, where you enter a lounge area that flows through to a kitchen-dining area. This space includes contemporary base units, a vaulted ceiling with a Velux window to the rear, and bi-folding doors that open to overlook the rear garden.

On the first floor, there is a generous landing leading to two double bedrooms and a modern white three-piece bathroom suite. The second floor features the main bedroom and a separate shower room with a stylish three-piece suite. You also benefit from a fully boarded out attic with stairway.

The property is situated at the end of a quiet, private driveway with allocated parking to the front and additional potential visitor parking to the far side. The front entrance features a dwarf wall with bedding plants along the pathway leading to the front door. The garden has been landscaped, including a stylish paved patio, shrub bedding, space for a shed at the rear, and gated access to a shared pathway.



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Ground Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



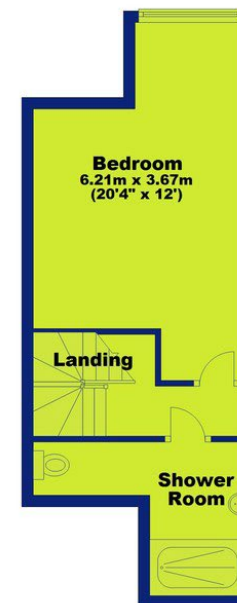
First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



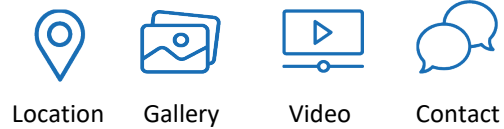
Second Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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