



119 Cherrywood Gardens, Thorneywood, NG3 6LS

£250,000









# 119 Cherrywood Gardens Thorneywood, NG3 6LS

- NO UPWARD CHAIN
- Wet room and separate wc
- Dining kitchen, utility room and garage with electric door
- 3 bedrooms, master with en-suite WC
- Large lounge and conservatory
- Great sized garden with mature plants and fruit trees

Spacious and full of potential, this 3 bedroom detached bungalow is available with NO UPWARD CHAIN! Comprising of an enclosed entrance porch, wet room with electric shower and separate toilet, large kitchen diner, utility room, lounge and conservatory, master bedroom with en-suite wc and 2 further bedrooms. There is also a garage with electric door, and a good sized rear garden with mature plants including fruit trees. To the front there is block paved drive providing ample off street parking.



£250,000



## Overview

This spacious detached bungalow presents an excellent opportunity for those seeking a versatile home with lots of potential and NO UPWARD CHAIN.

The bungalow has three well-proportioned bedrooms, including a master suite complete with an en-suite WC. There is a large lounge and bright conservatory overlooking the rear garden, both providing ample space for relaxation and entertaining. The kitchen diner is perfect for family meals, while the utility room adds practicality to daily living. Additional features include a wet room with an electric shower and a separate toilet. The property also benefits from a garage with an electric door, providing secure storage and easy access.

The rear garden is ideal for gardening enthusiasts, being a nicely sized space adorned with mature plants and fruit trees, creating a serene outdoor retreat. To the front, a block-paved driveway offers ample off street parking. This bungalow is not only spacious but also full of potential, allowing you to personalise it to your taste. Don't miss the chance to make it your own!

## Entrance Hall

The property is accessed from the front via the fully enclosed UPVC porch, with lights and power. UPVC front door then leads into the carpeted entrance hall, which has a radiator, cupboard housing the hot water cylinder, a full height storage cupboard and loft access.



## WC

With half tiled walls and non-slip vinyl flooring, a toilet with dual flush, a wash hand basin and a UPVC window to the side.

## Wet Room

The wet room has fully tiled walls and non-slip vinyl flooring. Modern vanity unit with wash hand basin & storage under, heated towel rail and electric shower.

## Dining Kitchen

The kitchen is fitted with wall and floor cabinets, a worktop and half-walled tiles. There is a stainless steel double sink with mixer tap, integrated oven and grill, ceramic hob and extractor hood. Wall-mounted boiler. Space is available for a microwave, freezer and dishwasher. There is tiled flooring, a UPVC window and a door leading to the utility area.

Open from the kitchen is the dining space, which has laminate flooring, a radiator, a ceiling fan, low fitted shelving and wooden/glazed sliding doors into the lounge

## Utility Room

A passage from the kitchen leads to the garage side door and utility area. The utility room has plumbing for a washing machine, fitted wall and floor cabinets, sink, UPVC window to the rear and UPVC door into the garden.

## Lounge

With fitted carpet, radiator, electric fire & hearth, door leading to bedroom 1 and patio doors into the conservatory.

## Conservatory

The conservatory has vinyl flooring, two radiators, fitted blinds and French doors into the garden.

## Bedroom 1

Having fitted wardrobes, carpet, radiator, and UPVC window to the rear.

## En-suite

Vanity unit with wash hand basin and storage under, toilet with dual flush and UPVC window to the side.

## Bedroom 2

Fitted wardrobes, carpet, radiator and UPVC window to the front.

## Bedroom 3

Fitted wardrobes, carpet, radiator and UPVC window to the front.

## Garage

The garage has an electric door, lights, power points, some fitted units and the RCD board.

## Outside

The rear garden has paved patio seating areas, is gravelled with mature plants/shrubs, including fruit trees to one side. There is a garden shed and an outside tap.

## Material Information









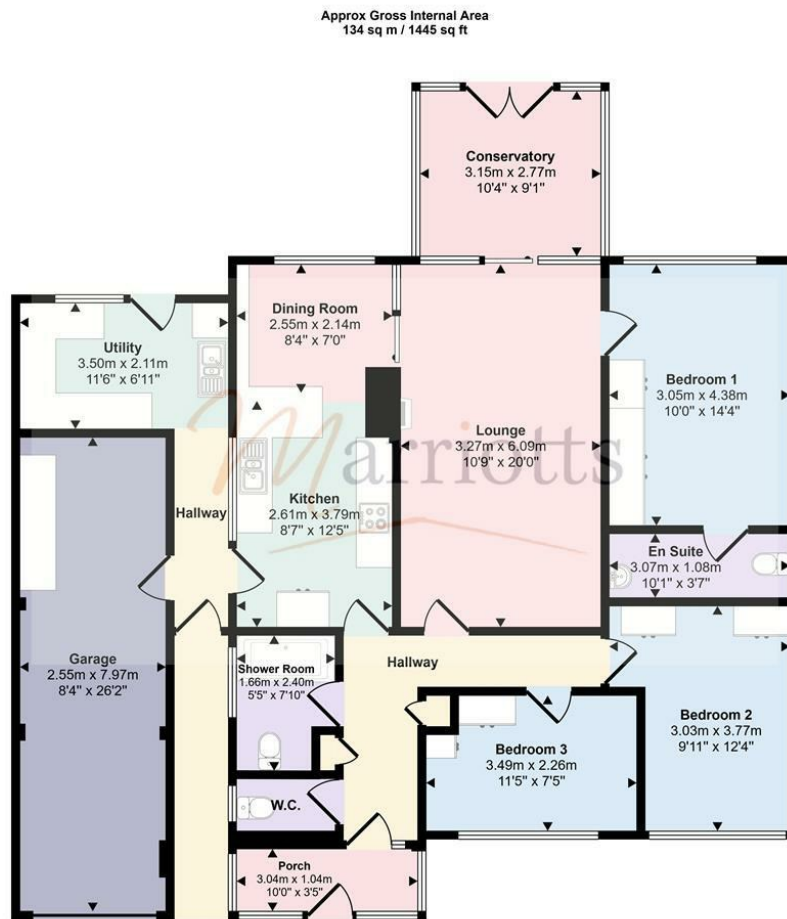


TENURE: Freehold  
COUNCIL TAX: Gedling borough - Band C  
PROPERTY CONSTRUCTION: Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: Very low  
ASBESTOS PRESENT: Unknown  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: EDF  
MAINS ELECTRICITY PROVIDER: EDF  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: There is level access to the front door, small steps from the utility/conservatory lead into the flat garden.









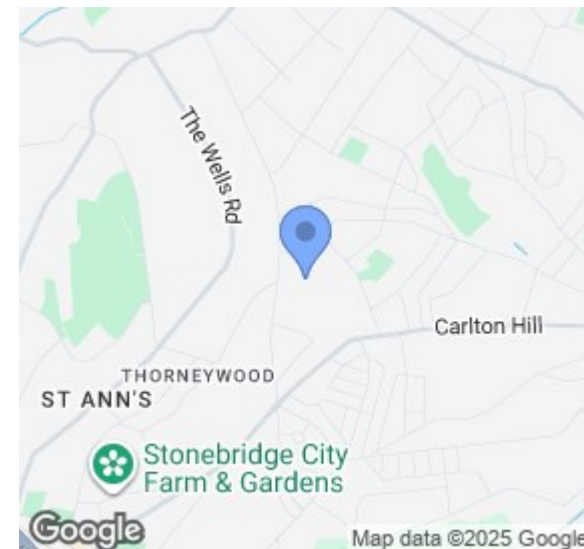
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.*Marriotts*.net

