

DISTINCTIVE
HOMES
by



Cherryholt Lane
East Bridgford, NG13 8LJ

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Built by award winning builder O'Keeffe, with attention paid to detail to create this luxury home and set back from Cherryholt Lane in the sought-after village of East Bridgford. Conveniently located to local amenities and numerous country and riverside walks.

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Ground Floor:

- Spacious entrance hall
- Lounge
- Large Kitchen, dining and family room
- Play room
- Office
- Cloakroom & WC
- Utility room & boiler room

First Floor:

- Open landing
- Master bedroom with balcony, dressing room & en-suite
- Bedroom 2 with balcony, dressing room & en-suite
- Bedroom 3 with en-suite
- Two double bedrooms
- Family bathroom

Grounds:

- Double garage
- Gated driveway
- Rear garden and patio

EPC Rating:

B





FHP Living are delighted to offer to the market this new contemporary home, built by award winning builder O'Keeffe. With attention paid to detail to create this luxury home and set back from Cherryholt Lane in the sought-after village of East Bridgford. Conveniently located to local amenities and numerous country and riverside walks.

The accommodation comprises a spacious entrance hallway, large open plan entertaining space with a Colourhill kitchen and bi-fold doors onto the patio and garden. In addition, on the ground floor there is a lounge, office, playroom, cloakroom, WC, utility, and boiler room.

To the first floor there is a bright gallery landing. The master bedroom and second bedroom both offer spacious rooms with bi-fold doors onto their own balcony overlooking the rear garden, en-suite shower room and dressing room. The third bedroom benefits from an en-suite shower room. There are two further double bedrooms with access to a balcony to the front and a family bathroom.

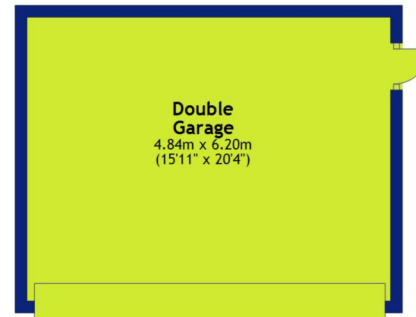
Outside to the front is a resin driveway with electric gate and a detached double garage with an electric door. To the rear is a large patio and landscaped garden.

Benefits also include air conditioning, underflooring heating on the ground floor, aluminium windows, CCTV, smart home controls and Porcelanosa bathrooms.





Garage
Approx. 30.0 sq. metres (323.0 sq. feet)



Ground Floor
Approx. 157.9 sq. metres (1699.8 sq. feet)



First Floor
Approx. 156.4 sq. metres (1683.8 sq. feet)



Total area: approx. 344.4 sq. metres (3706.6 sq. feet)





Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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