

# Emma Terry Homes

*moving made personal*



## Cherry Trees, Priory Park

Thurgarton, Nottingham, NG14 7HE

Offers over £550,000



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## Offers over £550,000

In the charming area of Priory Park, Thurgarton, this delightful four-bedroom house offers an amazing opportunity. The property is situated within a cul de sac in a serene neighbourhood, ideal for families and those seeking a peaceful retreat while still being conveniently close to local amenities.

As you enter the home into the ground floor you will find two reception rooms, a wet room, kitchen/diner and utility room. On the first floor there are four bedrooms, including one with an en-suite and a family bathroom.

The surrounding Priory Park area is known for its picturesque landscapes and community spirit, making it an excellent choice for those who appreciate outdoor activities and a friendly neighbourhood atmosphere. The location offers easy commuting access to Nottingham and the property falls within the Southwell Minster School catchment area.

In summary, this four-bedroom house in Thurgarton, is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.



### ENTRANCE HALL

Entrance door to property, a central heating radiator, doors through to living room, wet room, dining room and kitchen/diner and stairs to first floor.

### LIVING ROOM

12'11" x 21'11" (3.96 x 6.69)

Two central heating radiators, a feature fire, UPVC double glazed window to front and UPVC double glazed sliding door to rear.

### KITCHEN/DINER

11'6" x 18'1" (3.51 x 5.53)

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in double oven, gas hob and extractor fan, space for dishwasher and fridge or freezer, a central heating radiator, two UPVC double glazed windows to either side and access through to utility room.

### UTILITY ROOM

Pantry cupboard, gas boiler, stainless steel sink with mixer tap and drainer, under sink storage, space for washing machine, UPVC double glazed window to side and door to side.

### DINING ROOM

11'6" x 19'9" (3.51 x 6.02)

Two central heating radiators, UPVC double glazed floor to ceiling window unit to side, UPVC double glazed sliding door to rear, UPVC double glazed obscure window to side, and door through to wet room.

### WET ROOM

Fully tiled wet room with walk-in shower, low-level flush washer/dryer WC, wall-mounted hand wash basin, heated towel rail, UPVC double glazed obscure window to rear, ceiling-mounted shower curtain rail, and vinyl flooring.

### LANDING

A central heating radiator, UPVC double glazed window to front and doors through to bedroom 1, 2, 3, 4 and bathroom.

### BEDROOM 1

12'9" x 12'0" (3.91 x 3.67)

A central heating radiator and UPVC double glazed window to rear.

### EN-SUITE

Low level flush WC, bidet, shower cubicle, wash hand basin with vanity unit, central heating radiator and UPVC double glazed obscure window to rear.

### BEDROOM 2

12'9" x 9'4" (3.91 x 2.87)

A central heating radiator and UPVC double glazed window to front.

### BEDROOM 3

9'8" x 10'7" (2.95 x 3.23)

A central heating radiator and UPVC double glazed window to front.

### BEDROOM 4

7'1" x 10'9" (2.18 x 3.30)

A central heating radiator and UPVC double glazed window to rear.

### BATHROOM

Double ended bath with central mixer tap and electric shower over, low level flush WC, wash hand basin in

vanity unit, central heating radiator and UPVC double glazed obscure window to rear.

### FRONT

Gravelled driveway providing ample off-street parking with pathway leading to entrance door, double garage with power and lighting, paved hard standing to the side of the house, outside tap, gated access to rear and lawn area with established trees, shrubs and bushes.

### REAR

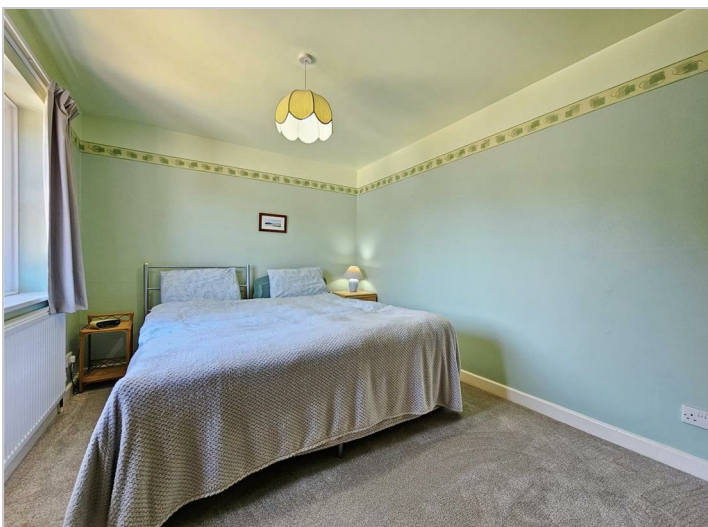
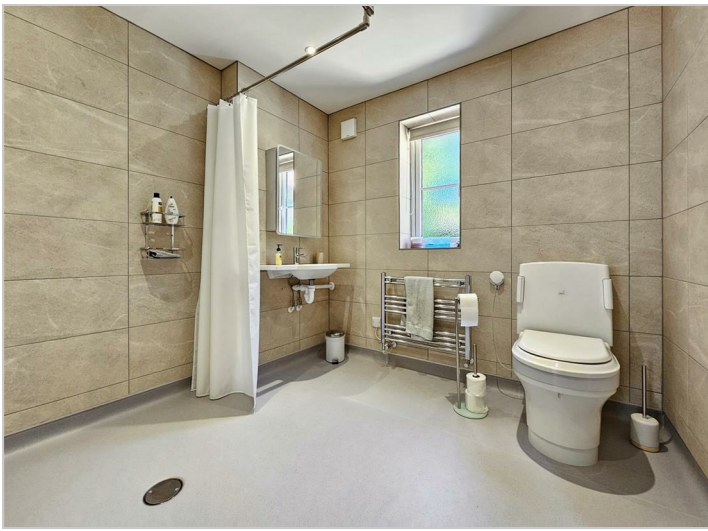
A paved patio area ideal for outdoor seating, a well-maintained lawn bordered by mature trees, shrubs, and bushes, all enclosed by a combination of wall and fencing for privacy. There is gated access to the front of the property and a rear access door leading directly into the garage.

### DOUBLE GARAGE

Lighting and power.









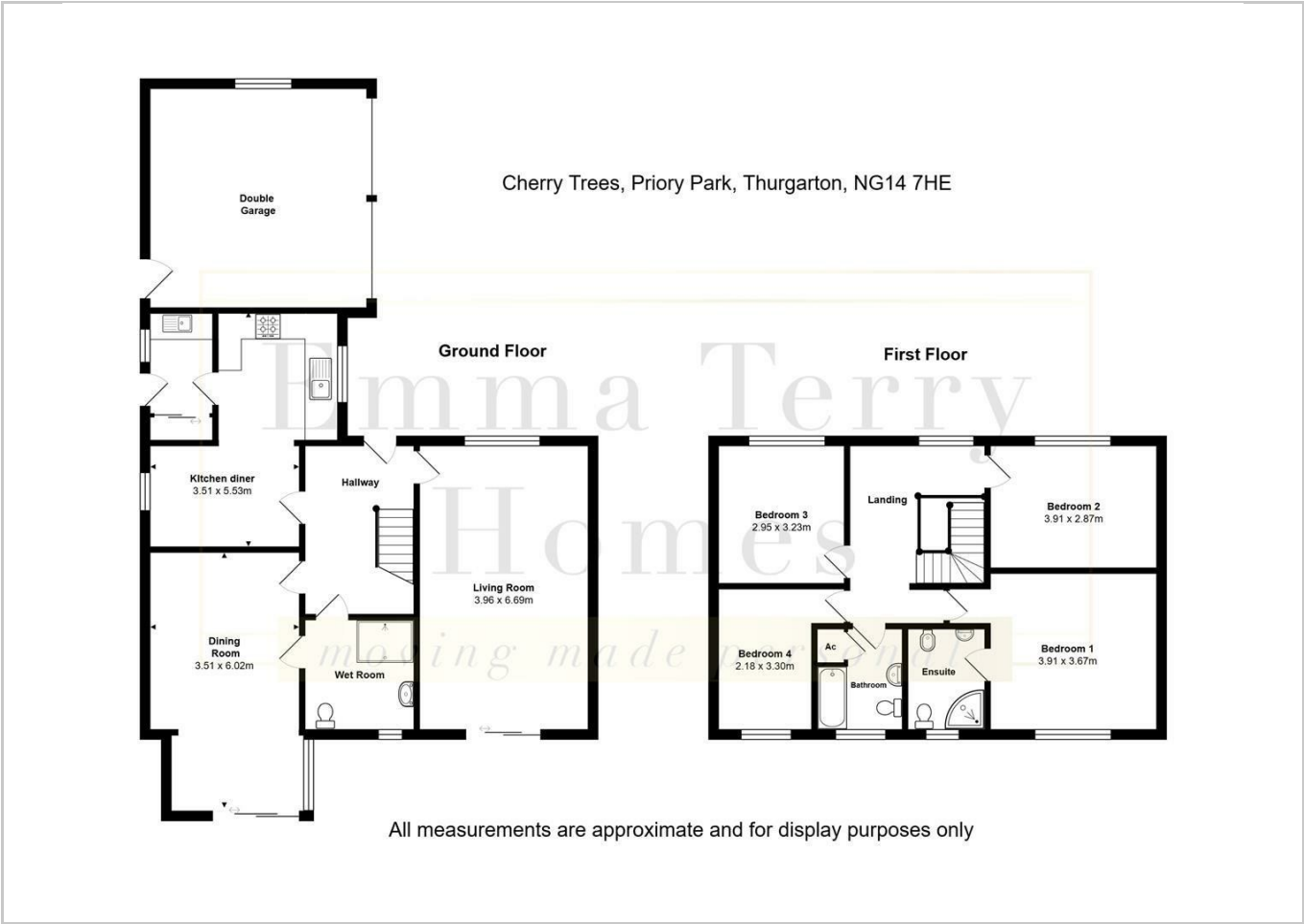
Road Map



Hybrid Map



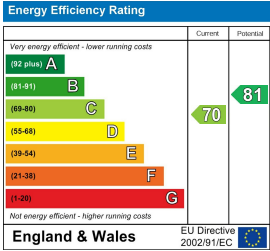
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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