



6 CHERRY TREE RISE

GAINSBOROUGH, DN21 3UF

£350,000
FREEHOLD

Rarely available elevated detached bungalow in a sought-after cul-de-sac location in Scotter, enjoying beautiful views towards the church and river and offered with No Onward Chain. Offering versatile 3–4 bedroom accommodation, wraparound hillside gardens including a woodland area, driveway parking, carport and garage, this property presents a fantastic opportunity for buyers looking to create their dream home in a truly special setting.



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DESCRIPTION

RARELY AVAILABLE ELEVATED DETACHED BUNGALOW – SOUGHT-AFTER CUL-DE-SAC LOCATION – STUNNING VIEWS TOWARDS THE CHURCH AND RIVER – 3/4 BEDROOMS – WRAPAROUND GARDENS WITH WOODLAND AREA – DRIVEWAY, CARPORT AND GARAGE – NO ONWARD CHAIN

Set in a highly sought-after and rarely available cul-de-sac location in Scotter, this elevated detached bungalow enjoys beautiful open views towards the village church and river and is offered to the market with No Onward Chain.

The property offers generous living accommodation and fantastic potential for a new owner to create their dream home.

Approaching the property from the driveway, steps lead up to the entrance into a useful utility / boot room, a practical space ideal for coats, shoes and laundry appliances before entering the main living areas.

From here you step through into the large and light-filled lounge, a wonderful central living space featuring two large patio doors which flood the room with natural light while showcasing the surrounding views – one overlooking the garden and the other enjoying the outlook towards the church and river beyond. From the lounge there is also access to a side balcony, along with a handy WC.

The kitchen is accessed from the lounge and is fitted with traditional wall and base units with complementary worktops, offering plenty of storage and workspace. A further patio door provides direct access to the garden, creating a lovely connection

between the indoor and outdoor spaces.

Also accessed from the lounge is a versatile second reception room, which offers excellent potential to create a spacious master bedroom with en-suite, subject to any necessary alterations. Large patio doors overlook the garden, making this a bright and peaceful room.

A short flight of steps leads to the upper level where you will find three further generously sized bedrooms along with the family bathroom, providing flexible accommodation for families, guests or home working.

Externally, the property sits within beautiful wraparound gardens set on the hillside, creating a wonderfully private setting with far-reaching views. The gardens are mainly laid to lawn with two patio seating areas, ideal for relaxing or entertaining. Steps lead down to a charming woodland area which forms part of the garden, adding character and a natural backdrop.

To the front there is off-street parking via the driveway, along with a carport and single garage.

Offering space, privacy, spectacular views and enormous potential, and available with No Onward Chain, this is a rare opportunity to purchase a unique home in one of Scotter's most desirable locations and create something truly special.

Utility / Boot Room

Entered via steps up from the driveway, this practical entrance space provides room for coats, shoes and laundry appliances.

Lounge

A spacious and light-filled room with two large patio doors allowing plenty of natural light while showcasing

the wonderful views across the gardens and towards the church and river. A door also provides access to the side balcony.

WC

Convenient cloakroom fitted with WC and wash hand basin.

Kitchen

Fitted with a range of traditional wall and base units with complementary worktops and space for appliances. A patio door provides direct access to the garden.

Reception Room / Potential Master Bedroom

A versatile room currently used as a second reception room but offering excellent potential to create a spacious master bedroom with en-suite. Large patio doors overlook the garden.

Bedroom One

A well-proportioned double bedroom with dual aspect window.

Bedroom Two

Another good-sized bedroom offering flexibility for family, guests or a home office.

Bedroom Three

A further spacious bedroom located on the upper level.

Family Bathroom

Fitted with bath with shower mixer tap, separate shower cubicle, vanity sink unit, storage cupboard and WC.

Outside

The property sits within generous wraparound gardens set on the hillside, creating a wonderfully private setting with beautiful views. The gardens are mainly laid to lawn with two patio seating areas,

perfect for relaxing or entertaining. Steps lead down to a charming woodland area which forms part of the garden.

To the front there is off-street parking via the driveway, along with a carport and single garage.

The property is offered for sale with No Onward Chain.

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ADDITIONAL INFORMATION

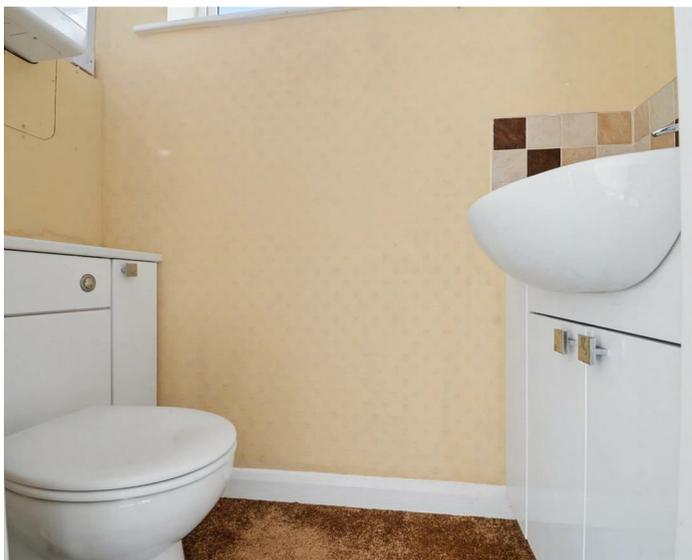
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1426.00 sq ft

Tenure – Freehold



GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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