



41 Cherrywood Gardens, Thorneywood, NG3 6LR
Offers Over £250,000



Marriotts



41 Cherrywood Gardens

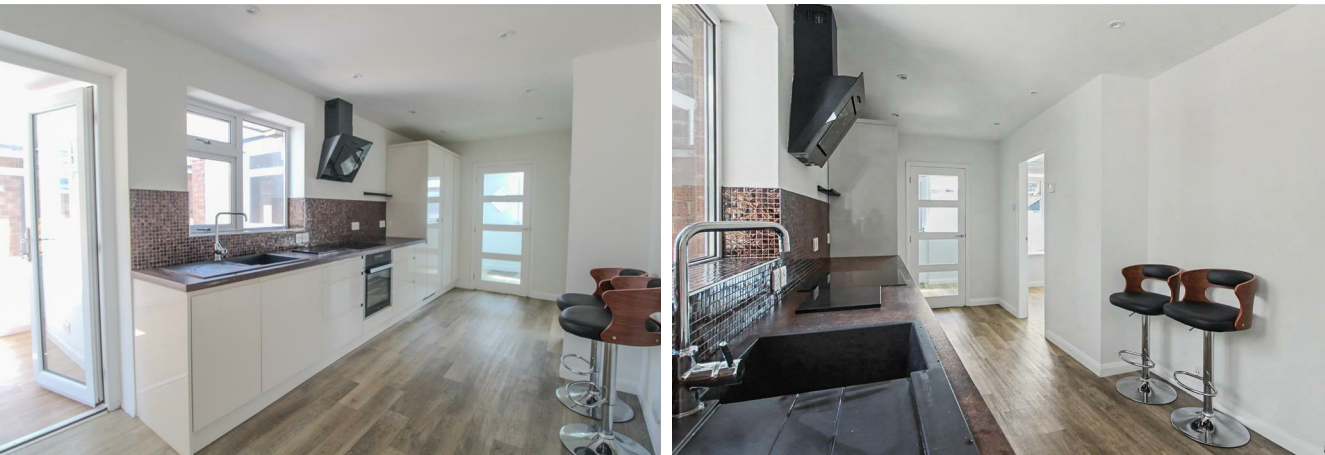
Thorneywood, NG3 6LR

- Detached bungalow for sale with No Upward Chain
- Modern kitchen with integrated appliances, and a neutral shower room
- Driveway and garage
- 2 double bedrooms, master with a walk-in wardrobe
- Generous sized lounge and separate conservatory
- Private enclosed rear garden

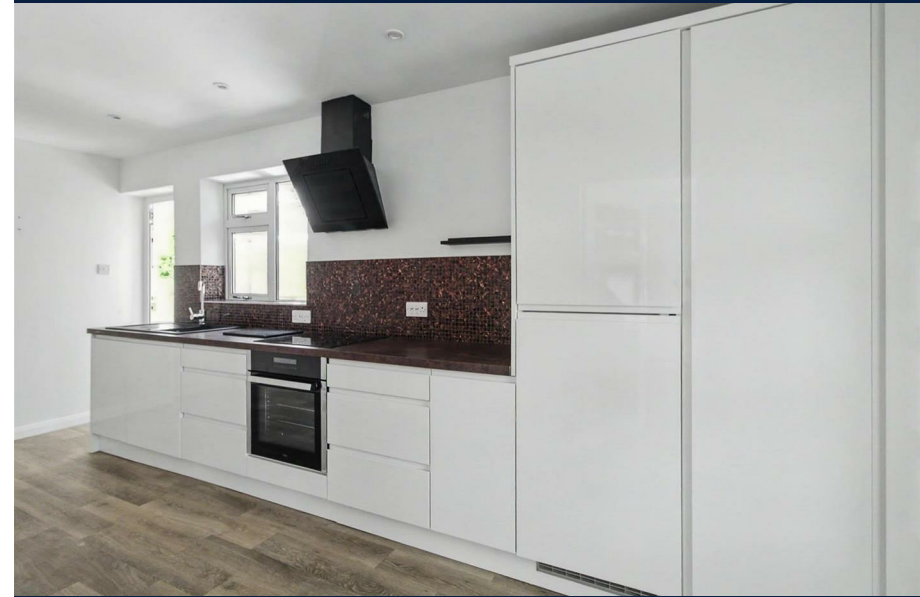
Located in the desirable Cherrywood Gardens area of Nottingham, this detached bungalow is both a modern and comfortable home, which has been thoughtfully renovated and reconfigured by the current owners.

As you enter, you are greeted by a spacious entrance porch that leads into a stylish dining kitchen, complete with modern units and integrated appliances. The generous lounge provides a warm and welcoming atmosphere, and adjacent to the kitchen a delightful conservatory offers additional living space and a lovely view of the garden. This bungalow features two well-proportioned double bedrooms, with the master bedroom benefiting from a walk-in wardrobe area. The modern shower room is tastefully designed, adding to the overall appeal of the property. One of the standout features of this home is the inviting rear garden, which boasts a good-sized lawn and a paved patio area, perfect for outdoor gatherings or simply enjoying the fresh air. Additionally, the property includes an attached garage and ample off-street parking to the front.

With no upward chain, this delightful bungalow is ready for you to move in and make it your own. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this property in Cherrywood Gardens is not to be missed.



Offers Over £250,000



Entrance porch

UPVC front door leads into the enclosed entrance porch, which has laminate flooring, UPVC double glazed windows to the front, the RCD board, radiator and a door leading onto the kitchen.

Kitchen

The kitchen is fitted with a range of wall and floor cabinets, worktop, sink with drainer and mixer tap, integrated electric oven and hob, with extractor hood over and integrated fridge freezer. With laminate flooring, UPVC double glazed window to the side and radiator.

Lounge

The lounge has laminate flooring, radiator and UPVC double glazed windows to the front and side.

Conservatory

Accessed off the kitchen, the conservatory has laminate floor, radiator and UPVC French door leading into the garden.

Inner hallway

The carpeted inner hallway has a fitted ladder to access the loft, where the central heating boiler is housed.

Bedroom 1

The master bedroom has a dressing/wardrobe area, carpet, radiator and UPVC double glazed window to the rear.

Bedroom 2

UPVC double glazed window to the rear, carpet and radiator.

Shower room

Fitted with a toilet with dual flush, wall mounted wash hand basin with mixer tap and shower cubicle with mains shower, touch button controls and glass door. The room has half tiled walls, vinyl floor, an extractor fan, heated towel rail and UPVC double glazed window to the side.

Garage

The garage has a front door and a rear access door, a laminate floor, a UPVC double-glazed window to the side, lights/power, plumbing/space for a washer and dryer.

Outside

A paved driveway provides off street parking to the front. The private rear garden is enclosed, with a paved patio and a large lawn with borders. There is an outdoor tap.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band C

PROPERTY CONSTRUCTION: Cavity wall

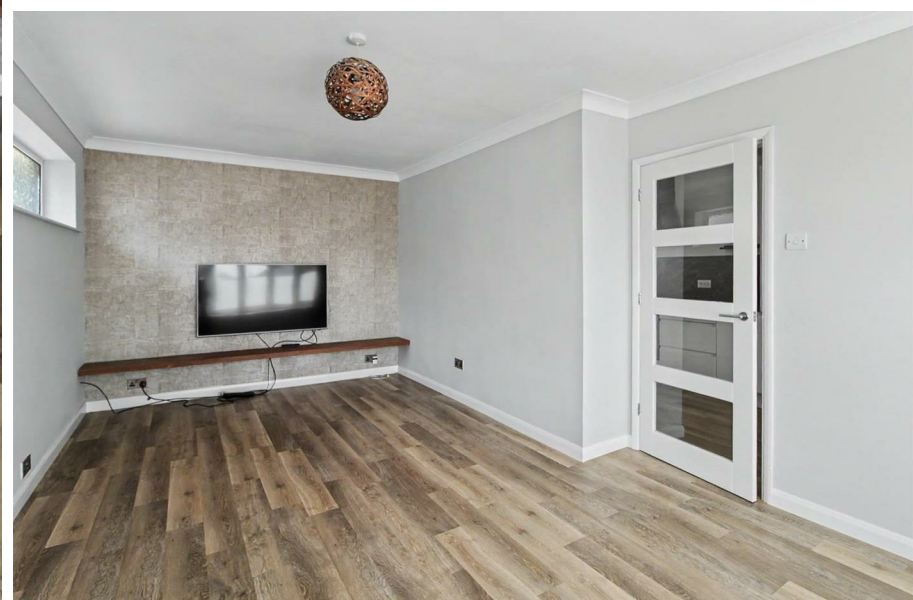
ANY RIGHTS OF WAY AFFECTING PROPERTY: No



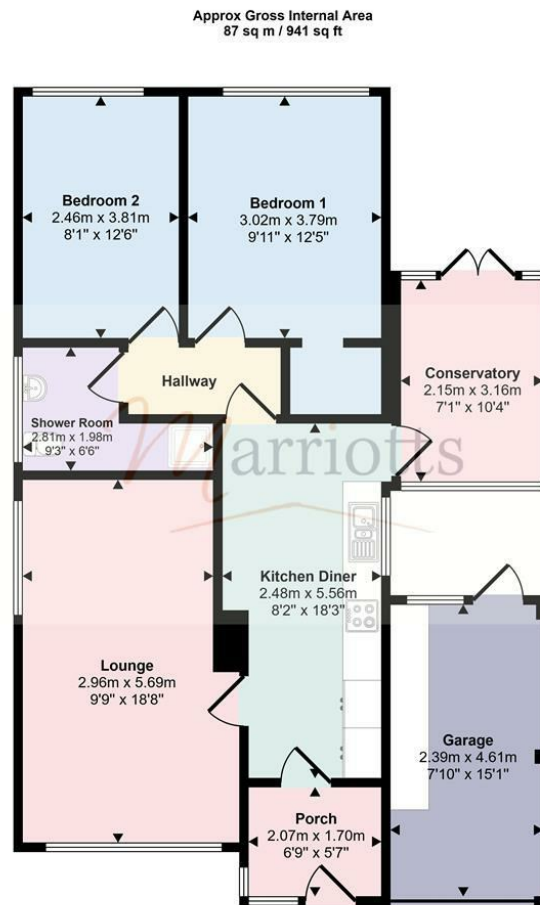




CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
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: level access







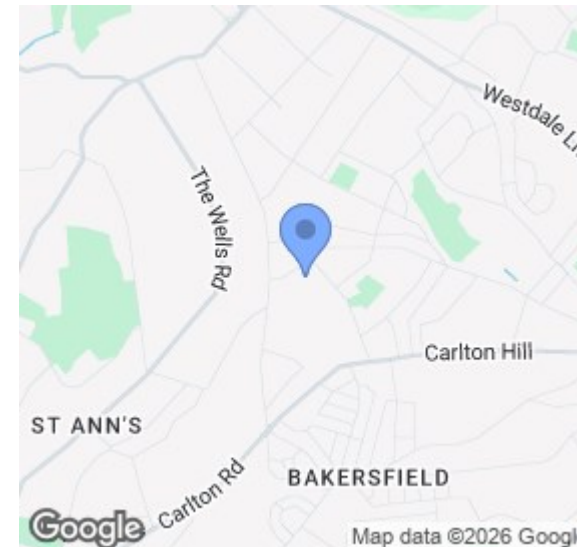
Floorplan

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) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

