Robert Ellis

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Cherry Blossom Road
Stoke Bardolph, Burton Joyce, Nottingham NG14 5JF

BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE

£240,000 Freehold

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Robert Ellis Estate Agents are delighted to present this beautifully presented three bedroom mid-town house, situated within the popular and sought-after residential location of Stoke Bardolph. Offering spacious and versatile accommodation arranged over three floors, allocated off-road parking and an enclosed low-maintenance rear garden, this fantastic home is ideally suited to first-time buyers, couples and growing families.

The accommodation begins with a spacious and welcoming lounge positioned to the front of the property, featuring a contemporary column-style radiator, large format tiled flooring and useful understairs storage. From here, an inner hallway provides access to the ground floor WC and stairs rising to the first floor.

To the rear is the fitted kitchen, offering a range of matching wall and base units with work surfaces over, an oven with four-ring gas hob and extractor hood, integrated dishwasher and space for a washing machine and fridge freezer. A breakfast bar provides additional seating, while French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

To the first floor are two well-proportioned bedrooms, together with the family bathroom. Bedroom two is a generous double room with two windows to the front elevation, while bedroom three overlooks the rear garden and offers excellent flexibility as a bedroom, guest room or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath with mains-fed shower over, wall-hung wash hand basin and WC.

The second floor is dedicated to the impressive principal bedroom, extending approximately 26ft in length and providing a particularly spacious and versatile retreat. Two Velux windows to the front and rear elevations allow plenty of natural light into the room, while the second-floor landing also benefits from useful built-in storage.

Externally, the property benefits from allocated off-road parking to the front. To the rear is an enclosed and low-maintenance garden featuring a paved patio, lawned area, pebbled borders and vegetable patch, together with external power, lighting and water supply. Gated rear access provides additional convenience.

Situated in the desirable Stoke Bardolph area, this fantastic home combines a more peaceful setting with convenient access to surrounding towns, amenities and transport links. Offering generous accommodation across three floors, an impressive principal bedroom, allocated parking and an attractive rear garden, early viewing is highly recommended.





Lounge
11'5" x 13'9" approx (3.5 x 4.2 approx)
UPVC composite entrance door to the front elevation, UPVC double glazed window to the front elevation, column style wall mounted radiator, large format tiling to the floor, understairs storage cupboard, door leading through to the inner hallway.

Inner Hallway
Carpeted staircase leading to the first floor landing, large format tiling to the floor, doors leading off to:

WC
3'3" x 4'3" approx (1.0 x 1.3 approx)
Large format tiling to the floor, WC, column style wall mounted radiator, handwash basin with mixer tap and tiled splashback, extractor fan.

Kitchen
8'6" x 11'5" approx (2.6 x 3.5 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring gas hob over and extractor hood above, space and point for a washing machine, space and point for a fridge freezer, integrated dishwasher, tiled splashbacks, breakfast bar providing additional seating space, large format tiling to the floor, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing
Carpeted flooring, wall mounted radiator, carpeted staircase leading to the second floor landing, doors leading off to:

Bedroom Two
11'5" x 9'6" approx (3.5 x 2.9 approx)
Two UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
8'10" x 11'5" approx (2.7 x 3.5 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bathroom
5'2" x 7'2" approx (1.6 x 2.2 approx)
Panelled bath with mains fed shower over, wall hung wash hand basin with mixer tap, WC, tiled splashbacks, wall mounted radiator, extractor fan, linoleum flooring.

Second Floor Landing
Carpeted flooring, storage cupboard, door leading to bedroom one.

Bedroom One
26'10" x 11'5" approx (8.2 x 3.5 approx)
Two Velux windows to the front and rear elevations, carpeted flooring, wall mounted radiator, access to the loft.

Outside

Front of Property
To the front of the property there is allocated off the road parking.

Rear of Property
To the rear of the property there is an enclosed low maintenance rear garden with paved patio, pebbled borders, lawned area with vegetable patch, external water tap, external power, external lighting, fencing to the boundaries and rear gated access.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 13mbps Ultrafast 900mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



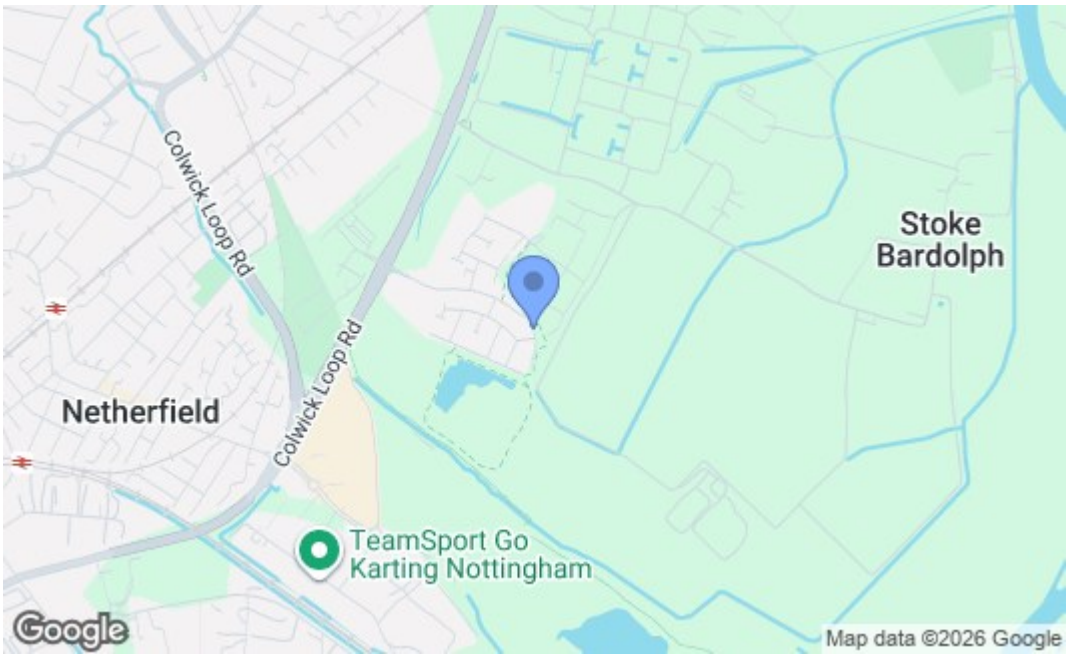


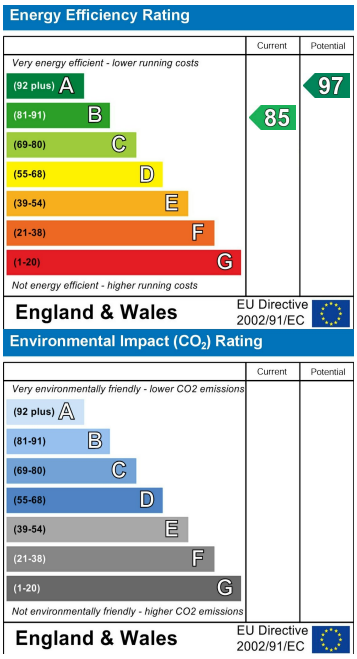












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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