



Cherry Wood Drive  
Aspley Park, Nottingham NG8 3NN

A FOUR BEDROOM DETACHED FAMILY HOUSE.

**£375,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor accommodation comprises entrance porch leading through to the entrance hall, useful ground floor W/C, spacious living/dining room, kitchen and pantry area. The first floor landing then provides access to four bedroom and a three piece bathroom.

The property also benefits from gas fired central heating from a recently installed (2024) boiler system, double glazing, ample off-street parking, integral garage, generous enclosed garden space to the rear.

There is easy access to excellent nearby transport links, including both Nottingham City Hospital and Queen's Medical Centre. Close by are Bluecoat School and Nottingham Girls Academy, shops, services and amenities.

We believe the property will make an ideal long term family home. We highly recommend an internal viewing.



## PORCH

9'7" x 3'2" (2.94 x 0.98)

uPVC panel and double glazed front entrance door with double glazed windows to the front and side of the porch, further internal panel and glazed door leading to the hallway.

## ENTRANCE HALL

16'7" x 6'0" (5.07 x 1.83)

Staircase rising to the first floor, radiator, media points, alarm control panel, cloaks storage cupboard. Doors to the living room, kitchen and WC. Useful understairs storage cupboard with shelving.

## WC

7'11" x 2'11" (2.43 x 0.89)

Two piece suite comprising low flush WC and wash hand basin with splashbacks. Double glazed window to the side.

## FRONT TO BACK LOUNGE/DINER

20'10" x 15'2" (6.37 x 4.63)

Double glazed window to the front (with fitted blinds), sliding double glazed patio doors opening out to the rear garden (with fitted blinds), media points, radiator, central chimney breast.

## KITCHEN

12'8" x 11'2" (3.88 x 3.41)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating Zanussi four ring gas hob with curved extractor fan over and fitted double oven beneath. Plumbing for washing machine, boiler cupboard housing the recently installed (2024) Ideal gas fired combination boiler (for central heating and hot water purposes), space for full height fridge/freezer, double glazed window to the rear overlooking the rear garden (with fitted roller blind), space for dining table and chairs, pantry cupboard, uPVC panel and double glazed exit door to outside.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Radiator, storage closet with shelving.

## BEDROOM ONE

12'0" x 11'6" (3.67 x 3.51)

Double glazed window to the front, radiator, useful overstairs storage cupboard with shelving and hanging rail, range of built-in wardrobes to one wall.

## BEDROOM TWO

11'3" x 9'5" (3.45 x 2.89)

Double glazed window to the front (with fitted blinds), radiator, built-in storage closet.

## BEDROOM THREE

9'2" x 8'7" (2.81 x 2.62)

Double glazed window to the rear overlooking the rear garden, radiator, range of fitted floor to ceiling wardrobes.

## BEDROOM FOUR

8'5" x 8'3" (2.57 x 2.52)

Double glazed window to the rear overlooking the rear garden, radiator, storage closet. Loft access point to an insulated loft space.

## BATHROOM

7'3" x 5'3" (2.23 x 1.62)

Three piece suite comprising panel bath with mixer tap and Triton electric shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, traditional radiator, wall hung bathroom cabinet.

## OUTSIDE

To the front there is a lowered kerb entry point to an almost full width side-by-side tarmac driveway providing off-street parking for 3/4 vehicles, small block paved frontage, circular flowerbed. Access to the front entrance porch, integral garage, pedestrian access leading to the rear garden.

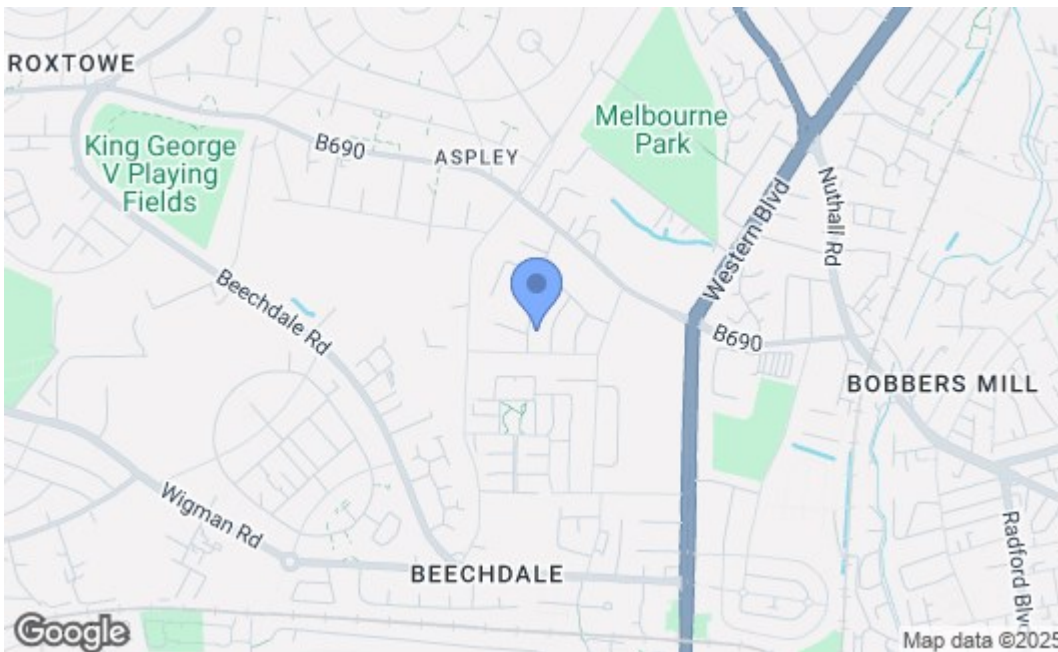
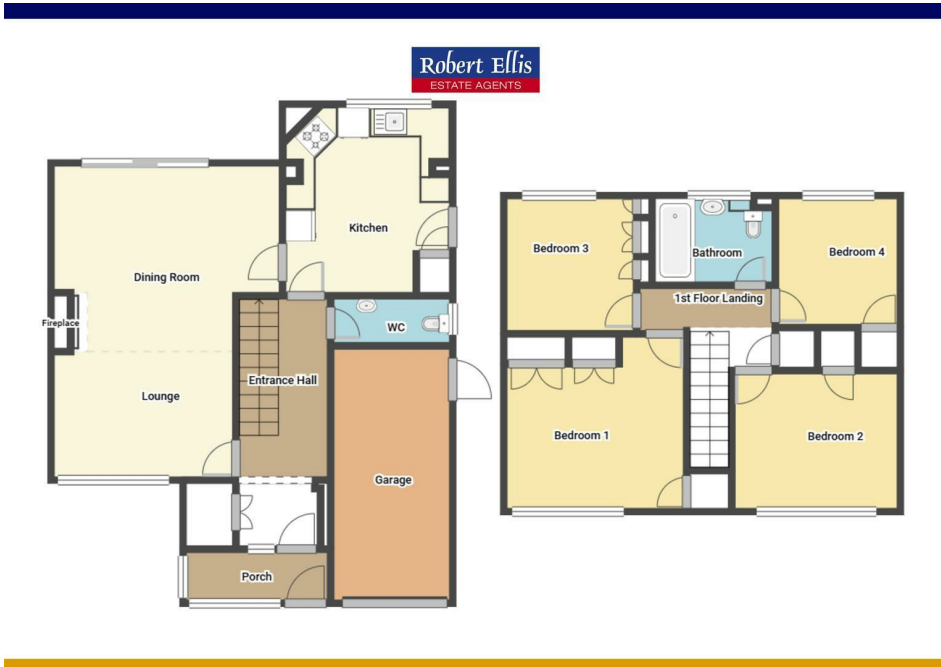
## TO THE REAR

The rear garden is enclosed by timber fencing and hedgerows to the boundary line enjoying a high degree of sunlight with a good sized paved patio seating area (ideal for entertaining) leading onto a shaped lawn section with a stepping stone pathway providing access to the foot of the plot. Shaped and planted flowerbeds housing a variety of bushes and shrubbery, additional patio area, situated to the foot of the plot there is a pitched roof garden summerhouse with Georgian-style French entrance doors with matching windows to either side of the door. Within the garden there is an external lighting point, side water tap and pedestrian access leading back to the front.

## GARAGE

Up and over door to the front, power and lighting points.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.