



Rex Gooding

7 Cherry Tree Lane, Edwalton, NG12 4AL

Guide Price: £625,000

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Offered to the market with no onward chain, this spacious detached bungalow occupies a highly desirable position within the ever-popular village of Edwalton. Offering versatile single-storey accommodation, this well-proportioned home presents an exciting opportunity for buyers looking to personalise a property in a prime location.

At the heart of the home is the impressive 21ft lounge/diner, a light-filled reception room ideal for both everyday living and entertaining. The adjoining conservatory overlooks the rear garden, creating a peaceful additional living space to enjoy throughout the seasons.

The bright kitchen is both practical and inviting, featuring an excellent range of fitted units, generous worktop space and room for a breakfast table. A separate utility room provides additional storage, laundry facilities and access to the adjoining WC, helping to keep the main kitchen clutter-free.

A particular feature of the property is the spacious entrance hall, which creates an immediate sense of space and benefits from built-in storage cupboards.

The bungalow offers two generous double bedrooms, both with fitted wardrobes, together with a versatile study that could serve as a home office, hobby room, occasional guest room or boot room. A spacious family bathroom completes the accommodation.

Outside, the property enjoys a generous rear garden, mainly laid to lawn with mature planting and a greenhouse, creating an ideal space for relaxing, entertaining or gardening. To the front, a driveway provides off-road parking and leads to the attached garage, offering further parking and storage.

Edwalton remains one of Nottinghamshire's most sought-after villages, combining village charm with excellent convenience. Local amenities are close by, while nearby West Bridgford offers an excellent range of cafés, restaurants, shops and leisure facilities. The area is also well served by highly regarded schools and excellent transport links to Nottingham city centre, the A52, A46 and M1.

Combining spacious, flexible accommodation, excellent built-in storage, a generous rear garden and an enviable village location, this impressive bungalow offers outstanding potential and must be viewed to fully appreciate everything it has to offer.

Accommodation & Amenities

- Detached bungalow in one of Edwalton's most desirable residential locations.
- No onward chain.
- Approximately 1,591 sq.ft. of spacious and versatile accommodation.
- 21ft lounge/diner, conservatory and bright kitchen with separate utility.
- Two double bedrooms with fitted wardrobes and a flexible study/home office.
- Generous entrance hall, excellent built-in storage, driveway, garage and established rear garden.
- An exciting opportunity to modernise and create a superb home in a prime village setting.





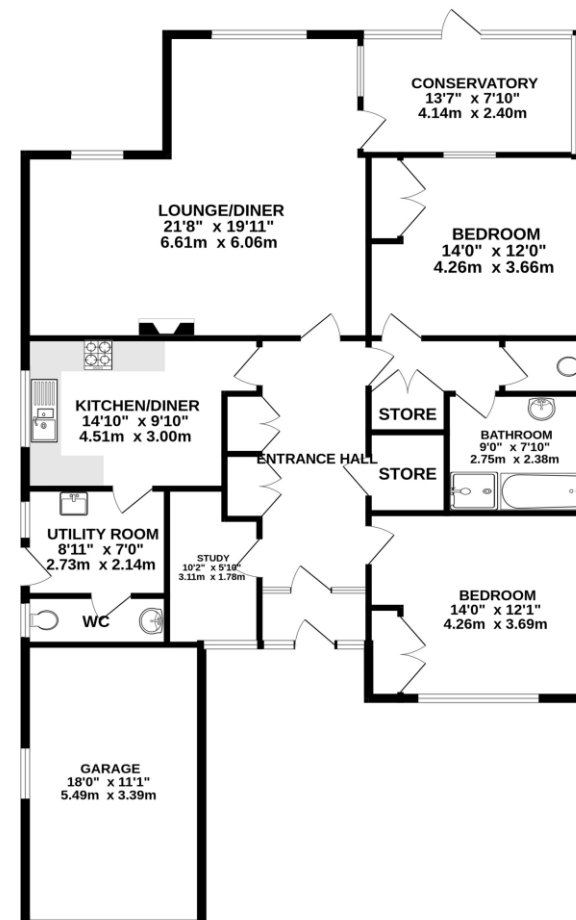






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1591 sq.ft. (147.8 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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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