



Cherry Tree Drive, Greetland, HX4 8HU
£290,000

E & H
Edkins Holmes
ESTATE AGENTS

Edkins & Holmes are pleased to present this well presented, extended, three bedroom, dormer bungalow on the ever popular Cherry Tree Drive in Greetland, which benefits from a large plot with extensive garden offering potential for further development by way of extension (subject to planning permission) or even a garden room. Having been updated and modernised by the current owner with a stylish, quality kitchen and en-suite to the master bedroom this will make a fabulous home for many types of buyer. Ideally located for local schools amenities and transport links (including the M62 corridor) an internal viewing is strongly recommended to appreciate everything this home has to offer.

The accommodation, in brief, comprises: Entrance hall, lounge, kitchen open plan to dining room and house bathroom to the ground floor. On the first floor there is the master bedroom with en-suite and two further bedrooms. The property has a large garden to the rear with decking and lawn areas, lawn garden to the front and driveway parking for three cars leading to the detached garage.



Entrance Hall

UPVC double glazed door to front elevation.

Lounge 15'1" x 10'10" (4.609 x 3.320)

Radiator. UPVC double glazed window to front elevation.

Dining Room 12'1" x 7'3" (3.693 x 2.232)

Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to side elevation.

Kitchen 7'3" x 8'2" (2.212 x 2.495)

Fitted kitchen with wall and base units. Composite under counter sink with waste disposal system. Granite work surfaces. Electric oven. Five ring induction hob. Cooker hood. Integrated washing machine. Integrated dish washer. Integrated fridge / freezer. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Fully tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

Landing

Stairs leading from entrance hall. UPVC double glazed window to side elevation.

Master Bedroom 9'11" x 10'10" (3.026 x 3.319)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Extractor fan.

Bedroom Two 11'4" x 7'11" (3.478 x 2.419)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'2" x 8'2" (2.495 x 2.498)

Radiator. UPVC double glazed window to rear elevation.

Attic

Boarded attic with power.

Detached Garage

Benefiting from a recently replaced garage door and roof. Power and light.

Parking

Driveway parking for three cars.

Front Garden

Lawn garden with mature planting.

Rear Garden

Extensive garden with lawn, decking and artificial lawn areas.

Additional Information

The property had a partial rewire in 2020.

Flooring - The property has Karndean flooring to all living accommodation and bedrooms with tiled flooring in the bathroom and en-suite.

Council Tax Band

C

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

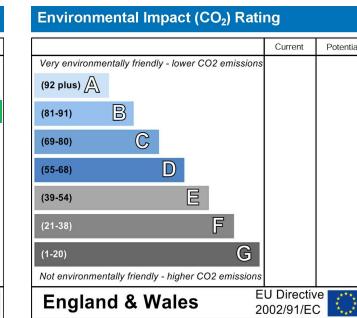
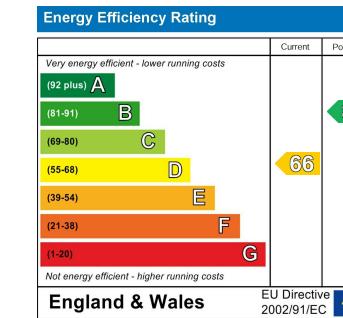
Disclaimer

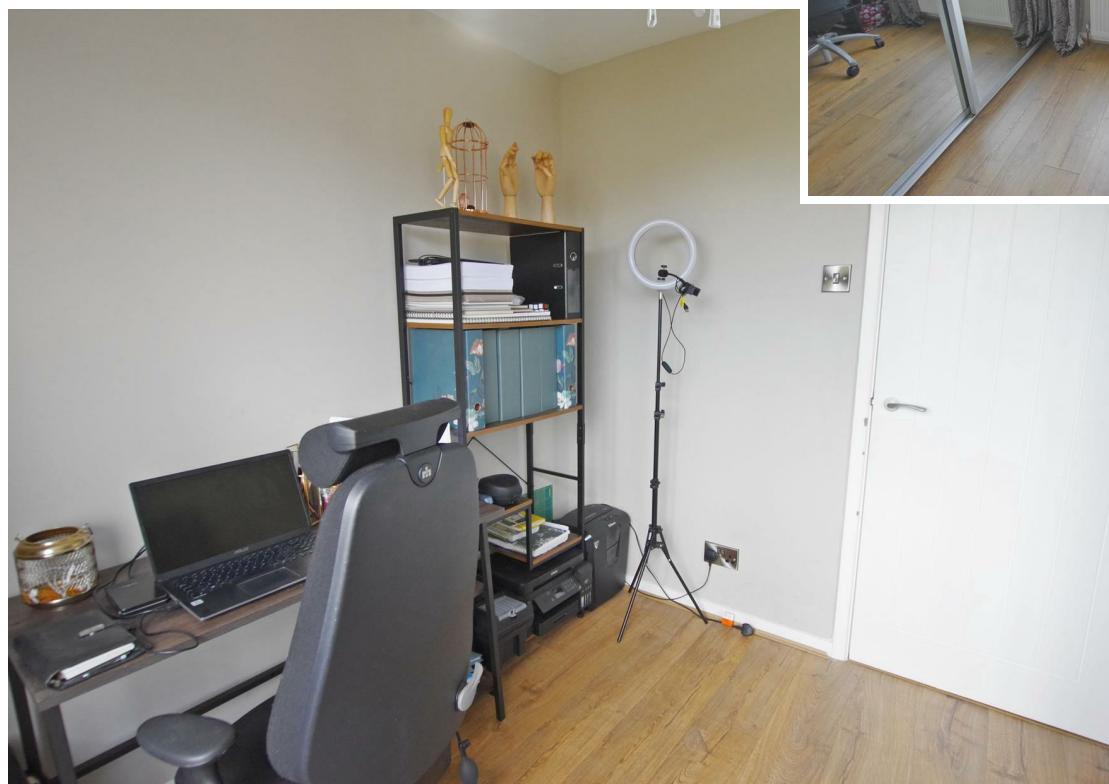
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where

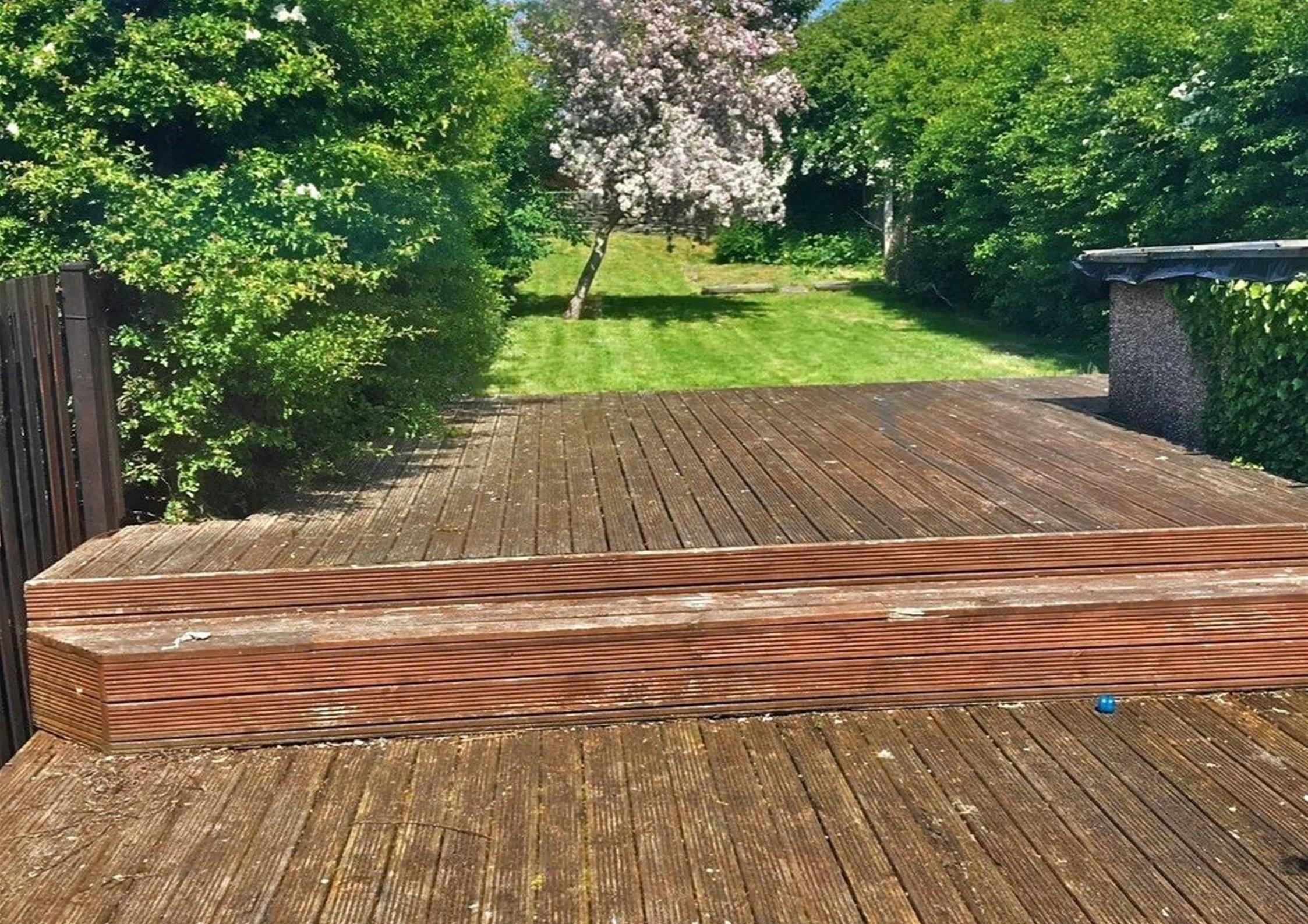
statements have been made to the effect that the

information provided has not been verified.

We are not a member of a client money protection scheme.







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