



Cherry Tree Cottage, Bunny Hill,
Bunny, NG11 6QQ

Cherry Tree Cottage, Bunny Hill, Bunny, NG11 6QQ

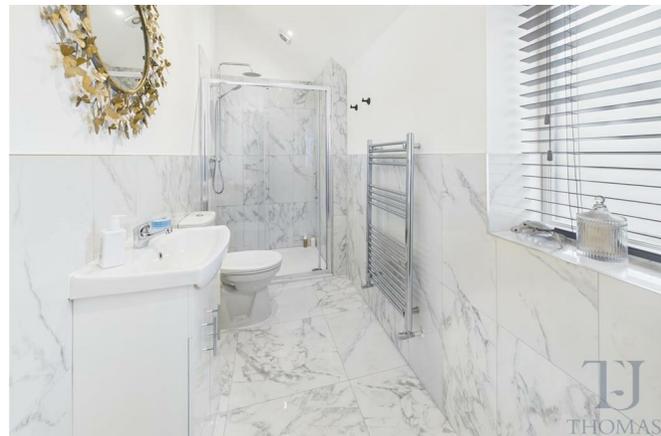
Converted approximately three years ago, this semi detached cottage home provides immaculately well presented accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge/dining room with French doors opening to the rear garden, a fitted breakfast kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms (two with built in wardrobes), and the shower room.

Benefiting from gas central heating, the property has a good size garden to the rear, and allocated parking for two vehicles at the front.

Occupying a pleasant courtyard position in the charming south Nottinghamshire village of Bunny, the property backs onto local fields, and is within easy reach of a range of amenities including a well regarded primary school, church and shop, as well as being within commuting distance of Nottingham, Loughborough and Leicester.

Viewing is highly recommended.

Asking Price £319,950





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has a window to the front, a radiator, stairs rising to the first floor, and doors into the breakfast kitchen, the ground floor wc, and the dual aspect lounge/dining room

The breakfast kitchen has a range of Shaker style wall, drawer and base units, under cabinet lighting, a one and a half bowl sink and drainer unit with a mixer tap over, and built in appliances including a dishwasher, a fridge/freezer, and a gas cooker with an extractor fan over. There is a window to the rear, and laminate flooring.

The ground floor wc has a wash hand basin, and a wc.

The dual aspect lounge/dining room has windows to the front and rear, laminate flooring, a radiator, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into all three bedrooms, and the shower room.

Bedroom one is double in size, has two windows to the rear, a range of built in wardrobes, a ceiling light point, and a radiator.

Also double in size, bedroom two is a dual aspect room with windows to the front and rear, and a radiator.

Bedroom three is single in size, and is currently being used as a dressing room. This room has a window to the rear, a range of built in wardrobes, and a ceiling light point.

Completing the accommodation, the shower room has a large shower cubicle, a wash hand basin set in a vanity unit, and a wc. There is a window to the front, and a radiator.

OUTSIDE

To the rear of the property there is a good size and well maintained garden, laid mainly to lawn. Backing onto local fields, the garden also houses a large shed/summerhouse.

There is allocated parking for two vehicles at the front of the property.

Septic Tank

We are informed that there is a septic tank shared with five other properties.

Council Tax

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,539.44.

Referral Arrangement Note

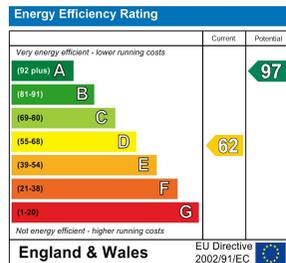
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

