



***Cherrytrees,
Fairway Drive,
Minnigaff,
DG8 6PG***

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

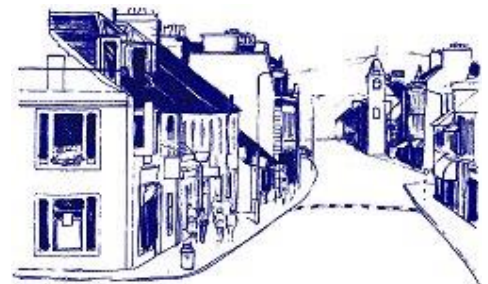
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and as **HUNTER & MURRAY**
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- **Superior detached bungalow situated in in sought after residential area**
- **3 Bedrooms (2 En-Suite)**
- **The property has been maintained to a high standard benefiting from double glazing and gas fired central heating**
- **Easily maintained garden with off-road parking for several vehicles**
- **Offers in the region of £265,000**



CHERRYTREES, FAIRWAY DRIVE, MINNIGAFF

Attractive three-bedroom detached family bungalow, situated in quiet residential area close to primary and secondary schools and within walking distance of town centre and all local amenities. The property has been maintained to a very high standard, benefiting from double glazing and gas fired central heating. Cherrytrees stands in an easily maintained area of garden ground with off-road parking for several vehicles. Viewings are highly recommended.

Accommodation comprises: - Hall. Lounge. Dining Room. Conservatory. Kitchen. 3 Bedrooms (2 En-Suite). Bathroom.

ACCOMMODATION

Hall

L-shaped spacious hall with composite glazed door and glazed side panel giving access to the property. Radiator.

Lounge

5.50m x 5.00m

Bright and airy family room with north east facing windows. Feature ornate firesurround with inset coal effect electric fire. Radiator.



Dining Room

4.00m x 3.20m

Built-in storage cupboard. Bio-folding glazed oak doors giving access to conservatory.



Kitchen**3.66m x 2.65m**

South west facing window overlooking garden ground. Fitted with a good range of wall and floor units, ample worksurfaces, wet wall panelling splashbacks and inset 1 ½ bowl stainless steel drainer sink. Integrated appliances include electric hob with extractor fan above, eye level double oven and dishwasher. Radiator.

**Conservatory****3.80m x 2.50m**

Glazed on three sides overlooking the private garden with polycarbonate roof. Patio doors giving access to garden.



Bedroom 1**3.22m x 3.10m**

North east facing window. Built-in shelved and storage unit. Radiator.

En-Suite**2.25m x 1.15m**

Fully tiled and fitted with a coloured suite comprising WC, wash-hand basin and shower cubicle with electric shower. Extractor fan. Radiator.

**Bedroom 2****4.10m x 3.32m**

South west facing window. Radiator.

En-Suite**2.25m x 1.15m**

Fully tiled and fitted with a coloured suite comprising WC, wash-hand basin and shower cubicle with electric shower. Extractor fan. Radiator.

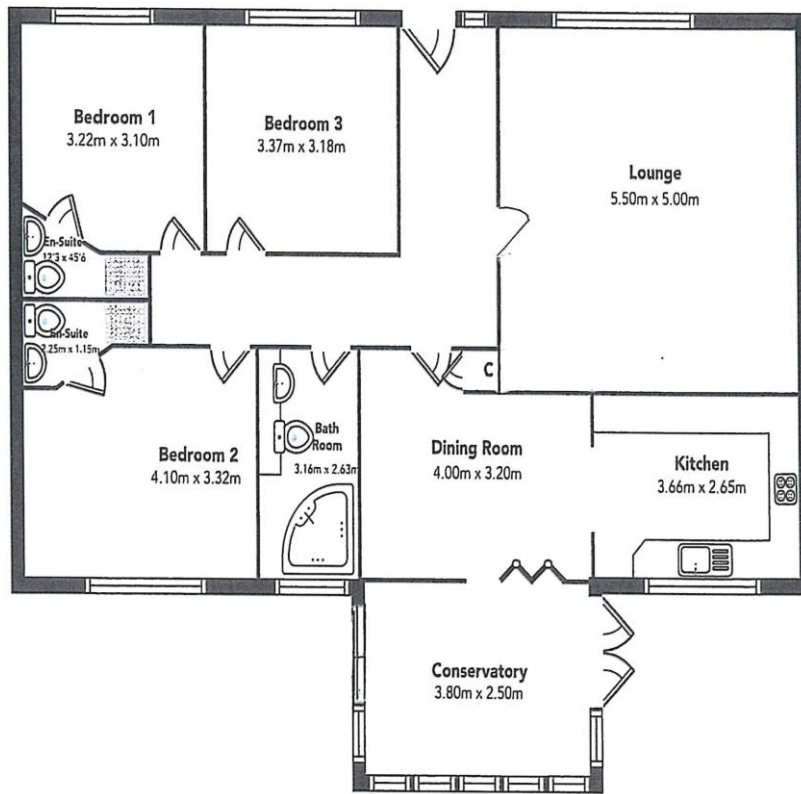
Bedroom 3**3.37m x 3.18m**

North east facing window. Radiator.

**Bathroom****3.16m x 2.63m**

Fully tiled and fitted with a white suite comprising back to wall WC, counter-top wash-hand basin with storage cupboard below. Corner jacuzzi bath with electric shower above. Heated ladder style towel rail.



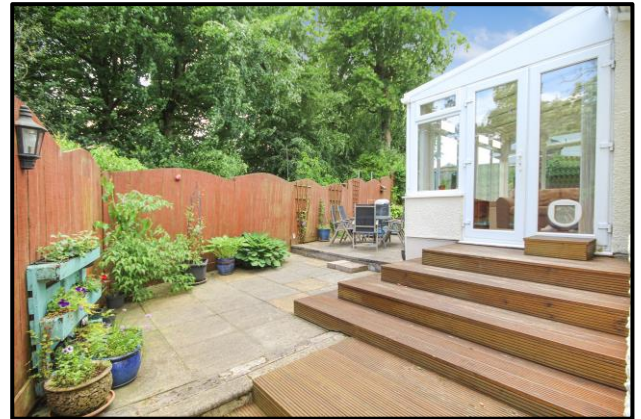


Floorplans are indicative only - not to scale
 Produced by Plushplans

Garden

The private garden is laid to lawn with a variety of mature flowering shrubs giving all year round interest. The garden is visited by a range of wildlife including red squirrels and a variety of birds. Deer can often be seen in the paddock opposite the property.





Garage/Basement

12.50m x 8.00m

Currently used as a games room, storage and utility room with space and plumbing for washing machine.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Gas-fired central heating. EPC = C

COUNCIL TAX

This property is in Band E.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £265,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.