



6 Walnut Grove  
East Bridgford | Nottinghamshire | NG13 8NS

FINE & COUNTRY



# Step inside

## 6 Walnut Grove

### GROUND FLOOR

In brief the ground floor accommodation comprises of a porch with a cloak's cupboard, central reception hall with oak staircase and cloakroom/WC. A delightful sitting room showcases a log burner with French doors opening out to the rear garden. There is also a versatile family room. Without doubt the heart of the home is the good sized dining kitchen with picture window, French doors to the garden, and a modern oak and cream fitted kitchen with Siemens appliances. Completing the ground floor accommodation is a utility room and internal access to the garage.

### FIRST FLOOR

On the first floor a galleried landing with attractive oak balustrade provides access to five bedrooms, four being doubles with the main bedroom being particularly spacious with dual aspect, Juliet balcony and ensuite facilities. There is a separate family bathroom having been tastefully modernised with a contemporary suite.

### OUTSIDE

The gardens have been attractively landscaped with driveway leading up to the garage and further gravel and block paved hard standing, enclosed and landscaped gardens continue round the side and rear of the house with a recently laid paved terrace and lawned garden with further paved patios and mature shrubs and trees at the rear.

Occupying a prominent corner plot and set back with a good sized frontage predominantly laid to lawn with well stocked borders, paved and cobbled pathways leading up to the front door. Gravelled driveways and car standing spaces are edged with cobbles providing ample parking and one leading up to the garage. A paved area to the side of the garage is enclosed by hedging and fencing, provides space for wheelie bins and continues round. A landscaped area of garden to the left hand side of the house has been enclosed and screened with trellis, a gate from the front opening onto a natural stone paved terrace, further screened by mature shrubs and trees, the paving continuing round to the rear garden. The rear garden has been attractively landscaped with a natural stone paved terrace sweeping across the back of the house, a shaped lawn edged with well-stocked flowerbeds and borders, a cobbled pathway leads to a further circular patio sheltered by mature trees and in full sun throughout the day, a path continues to the side of the kitchen where there is an outside tap and a UPVC rear door to the garage.

### TENURE

Freehold

### SERVICES

Gas fired central heating, mains water, electricity and drainage are connected.

**6 Walnut Grove, East Bridgford**  
**Approximate Gross Internal Area**  
**Main House = 198 sq.m/2130 sq.ft**  
**Garage = 16 sq.m/175 sq.ft**  
**Total = 214 sq.m/2305 sq.ft**

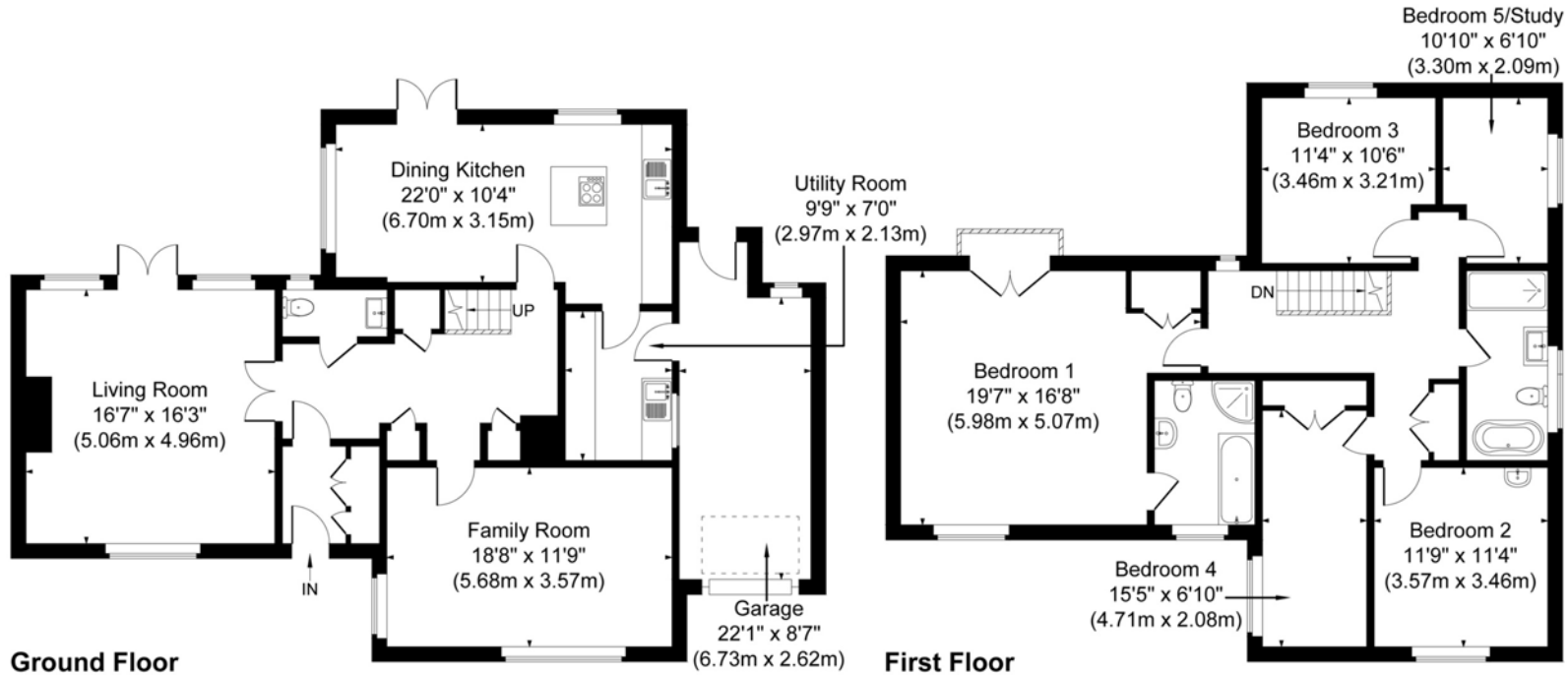
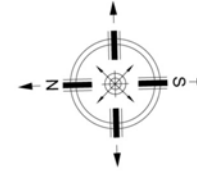
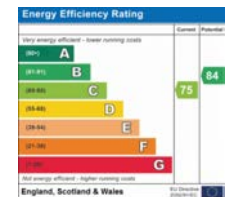


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Fine & Country Nottingham  
The Old Barn, Brook Lane, Stanton on the Wolds NG12 5SE  
0115 9822824 | [nottingham@fineandcountry.com](mailto:nottingham@fineandcountry.com)