

JAMES
SELICKS



The White House

EAST BRIDGFORD

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5 Cherryholt Lane
East Bridgford
Nottinghamshire
NG13 8PN

A stunning and contemporary, award winning six bedroom detached family home, located in the heart of this highly regarded and sought after village.

Entrance vestibule • reception hall • cloak/boot room • sitting room • family room • study • two ground floor bedrooms • Jack and Jill shower room • open plan living kitchen • utility room • wash room • family bathroom • shower room • four first floor bedrooms • en-suite • driveway • double garage • award winning formal gardens • EPC - C

Location

East Bridgford is an historic village set above the river Trent which retains a strong sense of community, with an active church and village hall, the popular St Peter's primary school and sporting activities including cricket, tennis and football clubs, plus a bowling green and a well-attended annual village show. There is a good range of day-to-day amenities including a village store, newsagent and post office, GP Surgery, hair salon and public house. The market town of Newark and Nottingham city centre (both approximately 10 miles distant) offer more extensive facilities, professional quarters and mainline access to London in little over one hour. The village is also ideally placed for commuting to Derby via the A52 and Leicester via the A46.

Accommodation

The property is entered via a contemporary glazed entrance vestibule which in turn leads into a full height open plan entrance hall with tiled flooring, housing an open tread staircase to the first floor. There is a useful built-in boot room and a cloakroom providing a low flush WC and a circular wash hand basin. The sitting room enjoys full height double glazed windows to the rear elevations and a dual sided fireplace with the family room, with a full height double glazed door and windows to the rear leading out onto the terrace. A games area with fitted seating and full height glazing overlooks the terrace and gardens. The study has double glazed windows to the side and rear elevations.

Ground floor bedroom two has built-in wardrobes, double glazed windows to the side elevations and shares a Jack and Jill shower room (having a low flush WC, pedestal wash hand basin and corner shower cubicle) with bedroom three, having built-in wardrobes and double glazed windows to the rear (a concertina wall divider can open to incorporate bedrooms two and three into one if required).







The stunning open plan living/dining kitchen has full height glazing overlooking the gardens and boasts an excellent range of units and integrated appliances including a two drawer dishwasher, an electric oven with combi-oven and warming drawer and a six-ring gas hob set into an island unit with Corian work surfaces providing storage space and incorporating a double bowl sink unit with mixer tap over, feature beech strip flooring, inset ceiling spotlights, a hi-line window and double doors leading out onto the terrace; concertina doors open through to the family/living area, which has a double glazed window to the side. A utility room provides a range of base units and drawers with marble preparation surfaces.

To the first floor is a galleried landing housing a range of useful built-in storage cupboards. A wash room with a double glazed window to the side provides plumbing for an automatic washing machine. The family bathroom has a skylight and provides full width twin wash hand basins with marble vanity tops, mirror and lights above, a low flush WC and a freestanding oval shaped bath with mixer tap, wood strip flooring, a chrome towel radiator a double glazed window to the side. A further shower room provides a shower enclosure and a pedestal wash hand basin, and gives access to bedroom four, with a double glazed window to the rear. Bedrooms five and six each have built-in wardrobes and a double glazed window to the rear.

The master bedroom suite enjoys an abundance of natural light by virtue of double glazed French doors leading to a Juliet balcony and further glazing to the front and side elevations, a dressing area with a walk-in wardrobe and an en-suite with a wet area/shower enclosure, a pedestal wash hand basin and a low flush WC, towel radiator, and a hi-line window to the rear.

Outside

The property is approached via Cherryholt Lane with an electric sliding gate providing access to the driveway, providing ample off street car standing for several vehicles and leading to the double garage which has an up and over roller door and further storage to the rear.

The formal gardens were designed and by award winning garden designer Diarmuid Gavin and are just beautiful, being mainly laid to lawn and flanked by two large patio entertaining areas, a variety of mature trees and shrubs, an outdoor kitchen area and child's play area and a unique oval outdoor summerhouse pod (available by separate negotiation).

To the rear of the property is a unique walkway giving access to the rear patio entertaining area accessed off the family room. The whole plot extends to approximately 0.55 acres.

Tenure : Freehold

Local Authority : Rushcliffe Borough Council

Tax Band : H

Satnav Information : 5, NG13 8PN

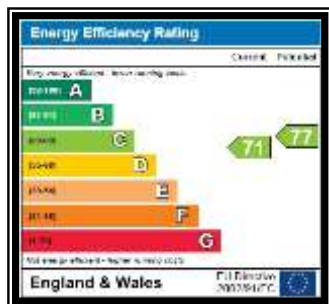
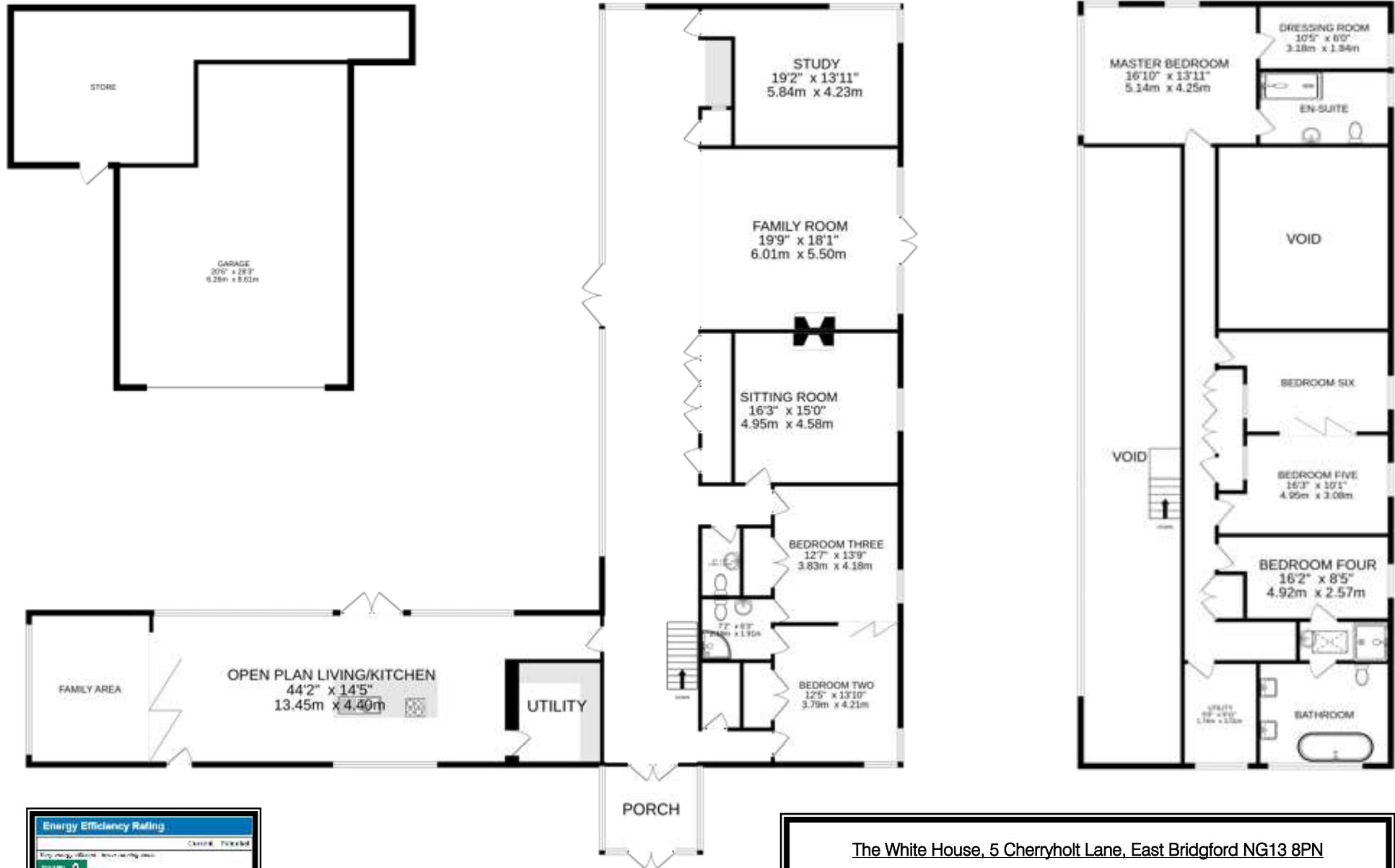












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Total Approximate Gross Internal Floor Area
4,330 SQ FT / 402 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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