

HoldenCopley

PREPARE TO BE MOVED

Main Street, East Bridgford, Nottinghamshire NG13 8PA

Guide Price £700,000

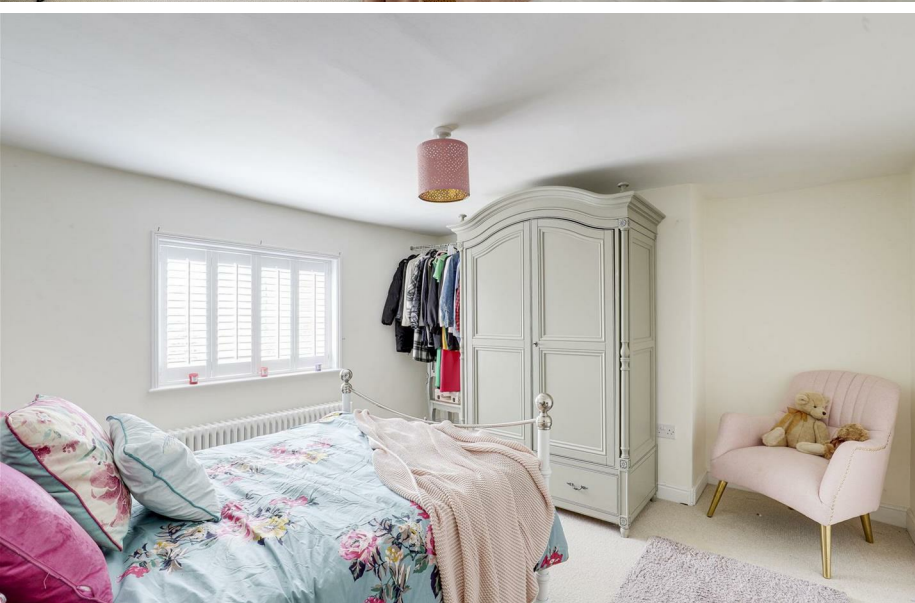
Main Street, East Bridgford, Nottinghamshire NG13 8PA



GUIDE PRICE - £700,000 - £750,000

Welcome to this exquisite four-bedroom property, skillfully restored to harmoniously blend new and original features. Exposed ceiling beams, period fireplaces, sash windows, and other carefully preserved elements enhance the property's character and charm. Nestled within the picturesque Nottinghamshire village of East Bridgford, this home sits on a generous 0.45-acre plot, offering tranquility and convenience. Village amenities, including a public house, school, post office, and doctor's surgery, are just a short walk away, and an access gate leads directly to the village playing fields. As you step inside, you'll be greeted by spacious and meticulously maintained interiors. The ground floor boasts four reception rooms, providing versatile spaces for relaxation and entertaining. A utility room and a convenient W/C cater to practical needs, while the extended kitchen showcases modern units, a range of integrated appliances, and a captivating breakfast bar island. The kitchen seamlessly flows into a dining and lounge area, further enhanced by two sets of bi-folding doors that open onto the expansive rear decking, seamlessly merging indoor and outdoor living. Upstairs, you'll discover four double bedrooms, each offering comfort and tranquility. The modern bathroom suite features a freestanding bath, exuding luxury and style. The master bedroom boasts a dressing room and an en-suite, providing a private retreat within the home. Additionally, the fourth bedroom delights with a mezzanine balcony, perfect for storage or creating a cosy reading nook. Outside, a gated driveway accommodates multiple vehicles, ensuring convenient off-road parking. The spacious and meticulously maintained garden is a true haven, providing a serene backdrop for outdoor activities and relaxation. It's worth noting that previous planning approval was granted for the erection of a detached garage, offering potential for further enhancements.





- Detached Period Home
- Four Bedrooms
- Extended Open Plan Kitchen / Dining & Lounge Area With Underfloor Heating
- Four Reception Rooms
- Two Bathroom Suites
- Substantial Plot
- Gated Driveway Providing Ample Off-Road Parking
- New & Original Features Throughout
- Sought-After Village Location
- Must Be Viewed





GROUND FLOOR

Sitting Room

12'0" x 12'0" (3.68m x 3.68m)

The sitting room has wooden flooring, a column radiator, a feature cast-iron fireplace with decorative surround and a tiled hearth, a sash window to the front elevation and a composite door providing access into the accommodation

Hall

The hall has wooden flooring and a sash window with bespoke fitted shutters to the front elevation

Living Room

13'0" x 12'0" (3.97m x 3.67m)

The living room has a sash window with bespoke fitted shutters to the front elevation, wooden flooring, exposed beams on the ceiling, a recessed chimney breast alcove with an open fire, an in-built cupboard and a radiator

Kitchen Dining & Lounge Area

33'0" x 14'5" (10.06m x 4.41m)

The open plan kitchen, dining and lounge area has a range of fitted gloss base and wall units, a feature breakfast bar island, an inverted sink with a mixer tap, an integrated oven, an integrated combi-oven, an induction hob with a recessed extractor fan, an integrated dishwasher, an integrated wine fridge, space for an American-style fridge freezer, wooden flooring with underfloor heating, a vaulted ceiling with two skylight windows, a TV point, two double-glazed windows to the side front elevation and two sets of bi-folding doors opening out onto the decking area

Dining Room

16'0" x 8'11" (4.90m x 2.74m)

The dining room has a sash window with bespoke fitted shutters to the rear elevation, wooden flooring, exposed beams on the ceiling and an in-built under stair cupboard

Play Room

14'0" x 9'9" (4.29m x 2.98m)

This room has a sash window with bespoke fitted shutters to the front elevation, a further obscure window to the rear elevation, wooden flooring, exposed beams on the ceiling, a recessed wall alcove and a column radiator

Utility Room

8'6" x 6'8" (2.60m x 2.05m)

The utility room has tiled flooring, panelled walls, fitted storage cupboards, space and plumbing for a washing machine, space for a tumble dryer, exposed beams on the ceiling and a single UPVC door providing side access

W/C

This space has a low level flush W/C and exposed beams on the ceiling

FIRST FLOOR

Landing

The landing has carpeted flooring, a sash window to the front elevation, access to the loft and provides access to the first floor accommodation

Bedroom Two

12'11" x 12'0" (3.94m x 3.68m)

The second bedroom has a sash window with bespoke fitted shutters to the front elevation, carpeted flooring, a column radiator and a decorative mantelpiece

Bedroom Three

12'0" x 11'11" (3.66m x 3.64m)

The third bedroom has a sash window with bespoke fitted shutters to the front and side elevation, carpeted flooring and a column radiator

Dressing Room

8'9" x 5'8" (2.69m x 1.75m)

This space has carpeted flooring and access into the master bedroom and the en-suite

En-Suite

8'0" x 3'10" (2.46m x 1.18m)

The en-suite has a low level dual flush W/C, a countertop wash basin with wall-mounted fixtures, a shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted fixtures, a recessed wall alcove, a heated towel rail, floor to ceiling tiles, recessed spotlights, an extractor fan and a sash window to the rear elevation

Bedroom One

13'6" x 10'9" (4.14m x 3.28m)

The main bedroom has a vaulted ceiling, carpeted flooring, a column radiator and two sash windows with bespoke fitted shutters to both the front and rear elevation

Bathroom

7'6" x 5'8" (2.31m x 1.73m)

The bathroom has a concealed dual flush W/C, a wall-mounted wash basin, an electrical shaving point, a freestanding oval bath with a floor-standing mixer tap, a chrome heated towel rail, tiled flooring, partially tiled walls and a sash window to the rear elevation

Bedroom Four

9'2" x 8'7" (2.81m x 2.62m)

The fourth bedroom has a sash window with a bespoke fitted shutter to the rear elevation, wooden flooring, a column radiator, an in-built cupboard, exposed beams on the ceiling and steps leading up to a mezzanine balcony

Balcony

12'8" max x 10'2" max (3.87m max x 3.10m max)

OUTSIDE

Outside to the front is double gated access to the gravelled driveway providing ample off-road parking for numerous cars, a range of mature trees, plants and shrubs, courtesy lighting, a decked seating area and an extensive lawn

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band f

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

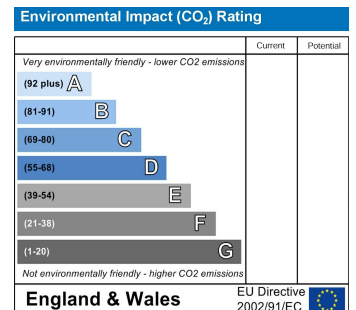
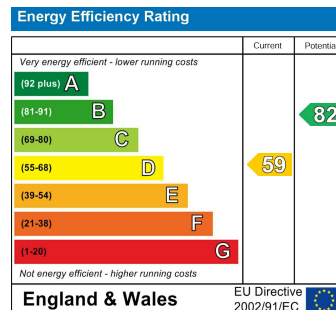
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Cellar

11'10" x 8'9" (3.62m x 2.68m)



Main Street, East Bridgford, Nottinghamshire NG13 8PA

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.