

HoldenCopley

PREPARE TO BE MOVED

Cherryholt Lane, East Bridgford, Nottinghamshire NG13 8LJ

£795,000

Cherryholt Lane, East Bridgford, Nottinghamshire NG13 8LJ



Prepare to be impressed with this stunning barn conversion, a true masterpiece of sympathetic restoration that effortlessly blends unique style and abundant character. The property boasts a harmonious fusion of modern elements with original features, such as charming exposed beams on the ceilings, oak doors, underfloor heating, ceiling speakers to kitchen/dining area and bluetooth mirrors, just to name a few. Internally, this home has been meticulously finished to an exceptional standard, showcasing an amazing attention to detail that will make you feel proud to call it your own. Nestled on a generously sized plot, this remarkable property finds itself in the highly regarded East Bridgford location, providing easy access to local amenities, various schools, and excellent transport and commuting links. The ground floor welcomes you with an expansive sitting room graced by an enchanting inglenook style feature fireplace, creating an inviting ambiance for gatherings with friends and family. Additionally, you'll find a versatile office space, a convenient W/C, and a utility room. The kitchen is a modern marvel with sleek, glossy units, a breakfast bar island, and a range of integrated appliances. This space opens up to a spacious living area, flooded with natural light through bi-folding doors that lead to a delightful patio area. Completing the ground floor layout, a study/living room, a bedroom, and a beautifully appointed en-suite offer the flexibility of an annex space if desired, making this home ideal for various lifestyle needs. Venturing to the first floor, you'll discover two distinct sections, housing a total of three generously sized double bedrooms and two modern bathroom suites, ensuring comfort and privacy for all occupants. Outside, the property boasts a gravelled driveway that provides convenient off-road parking, while the enclosed and well-maintained garden beckons with its Indian sandstone patio area, a large versatile outhouse and a lush green lawn.





- Detached Barn Conversion
- Four Double Bedrooms
- Stylish Fitted Breakfast Kitchen
- Multiple Reception Rooms & Study
- Completely Renovated
- Three Stylish Bathroom Suites
- Cat6 & Wifi Extenders Throughout
- Well-Maintained Garden
- Large, Versatile Outhouse
- Off-Road Parking





GROUND FLOOR

Entrance Hall

9'8" x 7'1" (2.97m x 2.18m)

The entrance hall has carpeted flooring with a recessed entrance mat, a wall-mounted security alarm panel, a skylight window and a single door providing access into the accommodation

Sitting Room

21'8" x 15'2" (6.62m x 4.64m)

This space has a concealed dual flush W/C, an Inglenook style fireplace with an exposed brick chimney breast, a log-burning stove and a tiled hearth, a TV point, three column radiators, exposed beams on the ceiling, a range of double-glazed windows and double French doors

W/C

7'3" x 5'8" (2.23 x 1.75)

This space has a concealed dual flush W/C, a wash basin with fitted storage, tiled flooring, partially tiled walls, a wall-mounted LED touch-sensor vanity mirror, recessed spotlights, an extractor fan, a column radiator with a chrome towel rail and a double-glazed obscure window

Office

9'9" x 5'6" (2.99m x 1.70m)

The office has a double-glazed obscure window, carpeted flooring, a vertical radiator and recessed spotlights

Hallway

9'8" x 6'11" (2.96 x 2.12)

The inner hall has carpeted flooring and a vertical radiator

Utility Room

7'6" x 8'3" (2.31 x 2.53)

The utility room has a range of fitted base units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine and a separate tumble-dryer, a Gledhill stainless Lite cylinder, a wall-mounted combi boiler, recessed spotlights, an extractor fan and a double-glazed window

Kitchen

17'8" x 15'4" (5.41 x 4.68)

The kitchen has a range of fitted gloss base and wall units with LED lighting, a feature breakfast bar island, a stainless steel undermount sink and a half with a swan neck mixer tap, an integrated Siemens oven, an integrated Siemens combi-oven and warming drawer, an induction hob with a downward extractor fan, an integrated wine fridge, an integrated fridge freezer, tiled flooring, recessed spotlights, in-ceiling speakers, a vertical radiator, a UPVC double-glazed window and open plan to the lounge / diner

Lounge / Diner

31'2" x 16'6" (9.52 x 5.03)

This area has exposed beams on the ceiling, three skylight windows with integrated blinds, in-ceiling speakers, underfloor heating, a wall-mounted TV point and bi-folding doors opening out onto the patio

Study

15'10" x 8'5" (4.85 x 2.59)

This room has a double-glazed window, carpeted flooring, recessed spotlights and underfloor heating

Hallway

9'9" x 9'5" (2.98 x 2.89)

This hall has carpeted flooring, recessed spotlights, an exposed beam on the wall, underfloor heating and a single door providing separate access

Master Bedroom

11'5" x 10'9" (3.49 x 3.28)

The main bedroom has a double-glazed window, carpeted flooring, underfloor heating, an exposed beam on the ceiling, recessed spotlights and access into the en-suite

En-Suite

10'7" x 4'0" (3.23 x 1.23)

The en-suite has a concealed dual flush W/C, a vanity unit wash basin with fitted storage, a wall-mounted LED bluetooth touch-sensor vanity mirror, a shower enclosure with an overhead rainfall shower and handheld shower head, a recessed display alcove, recessed spotlights, partially tiled walls, tiled flooring, an exposed beam on the ceiling and an extractor fan

FIRST FLOOR

Landing

9'10" x 8'10" (3.02 x 2.70)

The landing has carpeted flooring, exposed beams on the ceiling, recessed spotlights, a skylight window with integrated blinds, a vertical radiator and provides access to the first floor accommodation

Bedroom Three

16'0" x 10'2" (4.88 x 3.12)

The third bedroom has UPVC double-glazed windows, two skylight windows with integrated blinds, exposed beams on the ceiling, recessed spotlights, carpeted flooring and a vertical radiator

Bathroom

9'10" x 6'8" (3.01 x 2.04)

The bathroom has a concealed dual flush W/C, a feature wash basin with fitted storage, a

wall-mounted LED bluetooth touch-sensor vanity mirror, an oval-shaped freestanding bath with a floor-standing mixer tap and handheld shower head, a shower enclosed with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, exposed beams on the walls, display alcoves, recessed spotlights, an extractor fan and a skylight window with an integrated blind

Bedroom Four

15'11" x 8'11" (4.87 x 2.72)

The fourth bedroom has a UPVC double-glazed window, two skylight windows with integrated blinds, exposed beams on the ceiling, carpeted flooring, recessed spotlights and a vertical radiator

Landing

8'6" x 3'1" (2.60 x 0.94)

The separate landing has carpeted flooring and provides access to the additional first floor accommodation

Bathroom

8'4" x 4'4" (2.56 x 1.34)

The bathroom has a concealed dual flush W/C, a wall-mounted vanity unit wash basin with fitted storage, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, tiled flooring, an extractor fan, a column radiator with a chrome towel rail, recessed spotlights and a double-glazed window

Bedroom Two

15'3" x 12'9" (4.65 x 3.89)

The second bedroom has a double-glazed window, a skylight window with an integrated blind, an exposed beam on the ceiling, recessed spotlights, carpeted flooring, a vertical radiator and access into a walk-in-closet

Walk-In-Closet

8'7" x 3'3" (2.62 x 1.00)

The walk-in-closet has carpeted flooring and recessed spotlights

OUTSIDE

To the front of the property is a gravelled driveway providing off-road parking for multiple vehicles. Following on from that there is an enclosed garden with an Indian Sandstone patio area, courtesy lighting, decorative slate chipped areas, a range of plants and shrubs, a lawn and access into the outhouse

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

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.

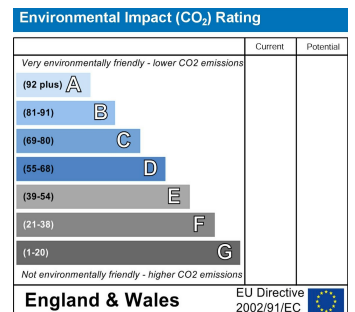
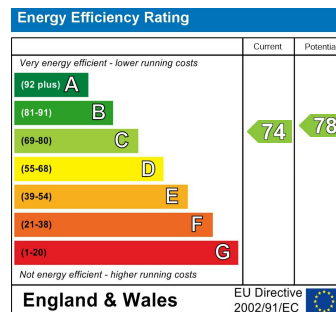
The vendor has advised the following:

Property Tenure is Freehold

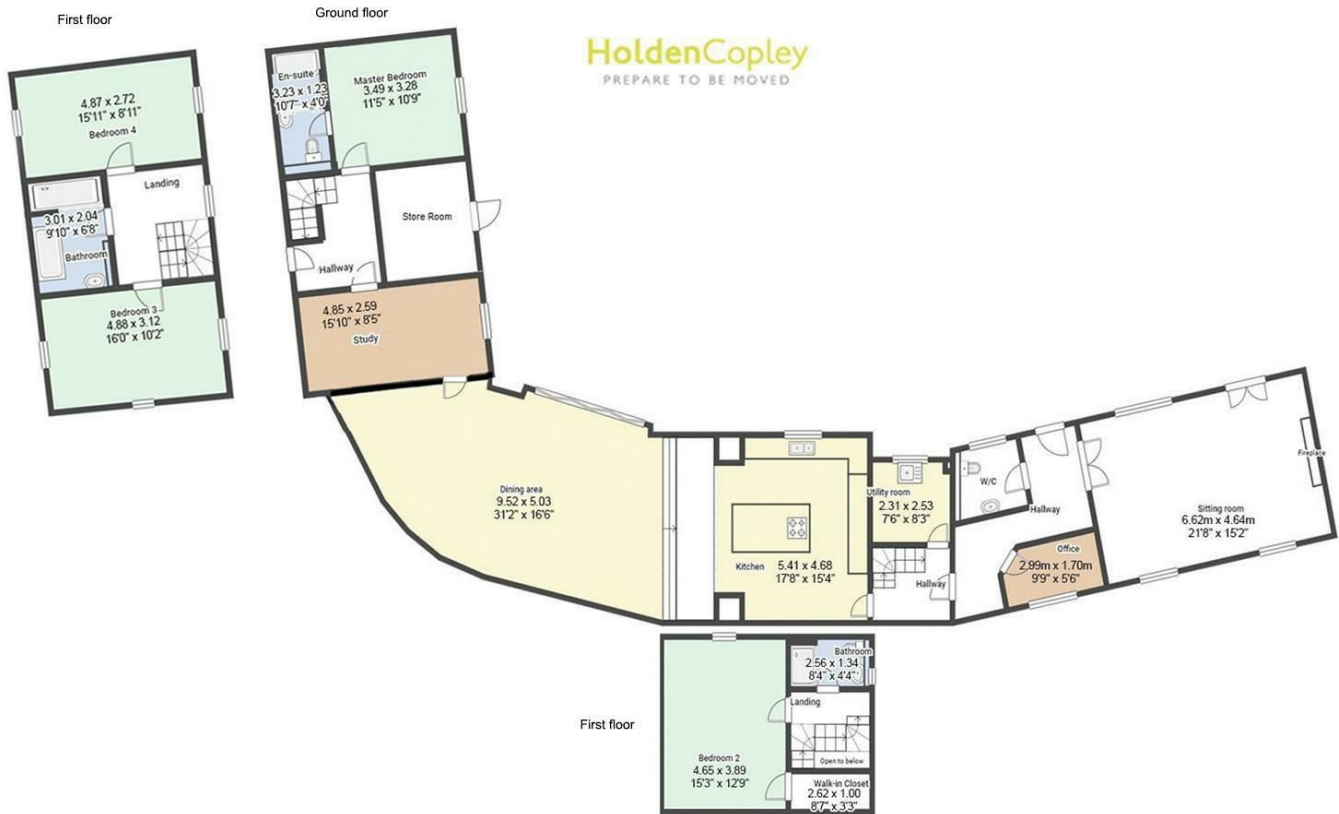
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement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



Cherryholt Lane, East Bridgford, Nottinghamshire NG13 8LJ



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.