

HoldenCopley

PREPARE TO BE MOVED

Cherryholt Lane, East Bridgford, Nottinghamshire NG13 8LJ

£895,000

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BEAUTIFUL BARN CONVERSION...

This beautiful barn conversion is a true testament to thoughtful restoration that blends unique style with character. As you step inside, you'll be greeted by an interior where modern comforts meet original charm. The exposed beams on the ceilings and underfloor heating promises cosy warmth throughout, while ceiling speakers set the perfect mood for entertaining. Every detail has been carefully considered in this meticulously finished space, showcasing craftsmanship that will make you proud to call it your own. Nestled on a spacious plot in East Bridford, this home enjoys the tranquility of countryside living, offering direct access to scenic walking trails. Despite its peaceful setting, the property is within easy reach of local shops, excellent transport links, and highly rated schools. To the ground floor the modern fitted kitchen diner features integrated appliances and bi-folding doors that open up to the garden along with a spacious lounge with a wood-burning stove. Completing the ground floor you'll find two bedrooms, one featuring a walk-in closet, along with a stylish four-piece bathroom suite, a study, a convenient W/C, and a practical utility room. Upstairs, the home continues to impress with two additional bedrooms, each with their own en-suite bathrooms. The master bedroom is complete with a dressing room that offers a touch of luxury. Outside there is ample off-road parking for up to six vehicles, along with a detached double garage for added convenience. The south-facing rear garden further enhances the home's appeal with a patio, a well-maintained lawn, and a relaxing hot tub, making it the perfect outdoor retreat.

MUST BE VIEWED





- Linked Barn Conversion
- Four Double Bedrooms & Dressing Room To The Master
- Modern Fitted Kitchen With Integrated Appliances & Utility Room
- Spacious Lounge Featuring Wood-Burning Stove
- Ground Floor W/C & Study
- Stylish Four Piece Bathroom Suite & Two En-Suites
- Large Private South-Facing Rear Garden With A Hot Tub
- Off Road Parking For Up To Six Vehicles & Detached Double Garage
- Wifi Extenders Throughout
- Sought-After Village Location





GROUND FLOOR

Entrance Hall

8'9" x 6'2" (2.68 x 1.90)

The entrance hall has tiled flooring with underfloor heating, fitted storage cupboards, a wall-mounted security alarm system, a Velux window, recessed spotlights, an exposed beam and a single timberdoor providing access into the accommodation.

W/C

5'0" x 3'2" (1.53 x 0.97)

This space has a low level concealed dual flush W/C, a counter top wash basin with storage, a recessed wall alcove, a wall-mounted LED mirror, tiled flooring with underfloor heating, partially tiled walls, an extractor fan and recessed spotlights.

Study

9'9" x 8'9" (2.99 x 2.69)

The study has a double-glazed timber window, tiled flooring with underfloor heating and recessed spotlights.

Kitchen Diner

34'1" x 27'6" (10.39 x 8.39)

The kitchen diner has a range of fitted gloss and matte base and wall units with worktops and LED lighting, an 'L' shaped kitchen island breakfast bar also with LED lighting, two integrated Siemens ovens, a combination Siemens microwave oven, a separate larder fridge and larder freezer, a dishwasher, wine cooler, warming drawer, proofing drawer, an induction hob with a built-in downdraft Bora extractor, an undermount double bowl sink with draining grooves and a swan neck Quooker tap, tiled flooring with underfloor heating, timber double-glazed windows, exposed beams, recessed spotlights, built-in ceiling speakers, pendant lights, a Velux window and bi-folding doors providing access out to the garden.

Utility Room

9'1" x 4'8" (2.79 x 1.44)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, a hot water cylinder, a wall-mounted combi boiler, tiled flooring with underfloor heating and recessed spotlights.

Lounge

34'3" x 16'3" (10.44 x 4.96)

The lounge has timber double-glazed windows, parquet timber flooring with underfloor heating, a glass balustrade with carpeted stairs and staircase lighting, exposed brick, recessed wall alcoves, a Rais Viva L120 wood burning stove, recessed spotlights, built-in ceiling speakers, exposed beams and double French doors providing access out to the garden.

Inner Hall

11'3" x 5'4" (3.43 x 1.63)

The inner hall has a timber double-glazed window, carpeted flooring with underfloor heating, fitted storage cupboards and recessed spotlights.

Bedroom Four

11'3" x 11'1" (3.43 x 3.40)

The fourth bedroom has timber double-glazed windows, carpeted flooring with underfloor heating, recessed spotlights and access into the walk-in-closet.

Walk-In-Closet

8'11" x 6'3" (2.74 x 1.92)

The walk-in-closet has carpeted flooring with underfloor heating and recessed spotlights.

Bedroom Three

18'0" x 11'6" (5.49 x 3.52)

The third bedroom has a timber double-glazed window, carpeted flooring with underfloor heating, fitted sliding door wardrobes, recessed spotlights and velux windows with fitted blinds.

Bathroom

10'4" x 8'4" (3.17 x 2.56)

The bathroom has a low level concealed dual flush W/C, a wall-mounted vanity unit with wash basin, a wall-mounted LED bluetooth mirror, a wet room shower with a mains-fed over the head rainfall shower and a hand-held shower, a freestanding double ended bath with a waterfall tap, tiled flooring with underfloor heating, a chrome heated towel rail, partially tiled walls, an extractor fan, recessed wall alcoves, a Velux window and recessed spotlights.

FIRST FLOOR

Landing

12'11" x 11'8" (3.94 x 3.57)

The landing has timber full length double-glazed windows with fitted blinds, carpeted flooring, a vertical radiator, exposed brick, recessed spotlights, exposed beams and provides access to the first floor accommodation.

Master Bedroom

16'4" x 10'9" (5.00 x 3.29)

The main bedroom has Velux windows, carpeted flooring, a vertical radiator, exposed brick, exposed beams and access into the dressing room.

Dressing Room

10'11" x 9'9" (3.33 x 2.99)

The dressing room has a Velux window, a timber double-glazed window, carpeted flooring, a vertical radiator, a bespoke made open wardrobe with a fitted dressing table and mirrored unit, an exposed beam, recessed spotlights and access into the en-suite.

En-Suite

10'10" x 6'6" (3.32 x 2.00)

The en-suite has a low level concealed dual flush W/C, a wall-mounted vanity unit with wash basin, a wall-mounted LED mirrored cabinet, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a freestanding double ended bath with a wall-mounted waterfall bath tap, tiled flooring, partially tiled walls, a recessed wall alcove, a chrome heated towel rail, a Velux window, recessed spotlights and an exposed beam.

Bedroom Two

11'11" x 11'9" (3.65 x 3.59)

The second bedroom has Velux windows, a timber double-glazed window, carpeted flooring, a vertical radiator, sliding door wardrobes, exposed brick, exposed beams and access into the en-suite.

En-Suite Two

11'2" x 4'3" (3.42 x 1.30)

The second en-suite has a low level concealed dual flush W/C, a wall-mounted vanity unit with wash basin, a wall-mounted LED bluetooth mirror, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, a chrome heated towel rail, partially tiled walls, exposed brick, recessed spotlights, an extractor fan and exposed beams.

OUTSIDE

Outside there is a large pebbled driveway with the availability to park up to six vehicles, a detached double garage, a private rear garden with a patio, courtesy lighting, raised planters, a lawn, various plants, mature trees and shrubs, two further patio areas and a hot tub.

Double Garage

19'9" x 19'1" (6.03 x 5.84)

The double garage has a boarded out loft space with a pull-down ladder for extra storage. Additionally, there are two sets of double doors opening out onto the gravelled driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed – Superfast - 71 Mbps (Highest available download speed) 16 Mbps (Highest available upload speed)

Phone Signal – Some 3G & 5G, all 4G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities - Shared Driveway and Drainage

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.

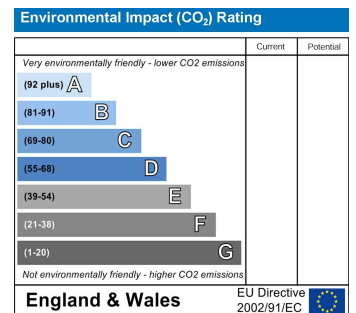
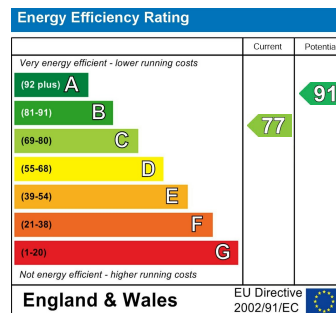
The vendor has advised the following:

Property Tenure is Freehold

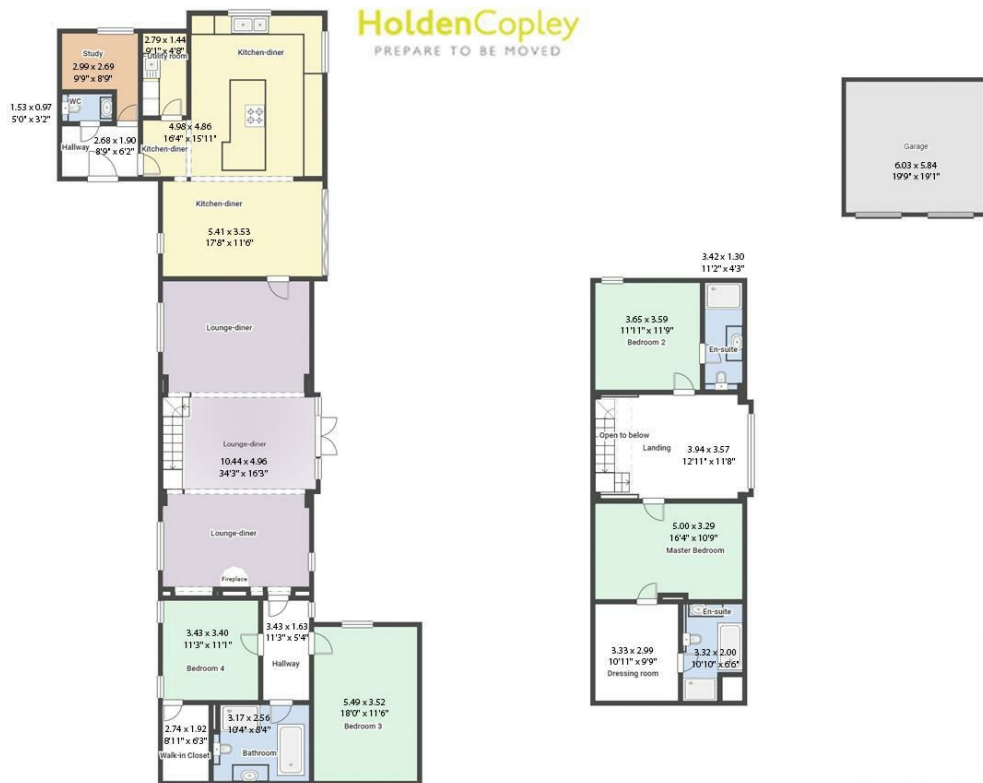
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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.
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