

HoldenCopley

PREPARE TO BE MOVED

Kirk Hill, East Bridgford, Nottinghamshire NG13 8PE

Guide Price £300,000

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GUIDE PRICE - £300,000 - £325,000

CHARMING 1850's COTTAGE...

This charming semi-detached cottage, built circa 1850s, offers a unique blend of original character and modern upgrades, making it truly one of a kind. Bursting with charm, the property showcases a variety of features including exposed beams, exposed brickwork, stable-style doors, and new UPVC double-glazed casement windows throughout. Situated in the highly sought-after East Bridgford area, this home benefits from a picturesque village setting while being within easy reach of local pubs, shops, excellent schools, and convenient transport links. East Bridgford also provides close access to Bingham town centre, the A46, and A52, making it ideal for commuters heading into Nottingham, Newark, or Leicester. Internally, the ground floor comprises an entrance hall with access down to the cellar, a cosy living room complete with an open fire, and a kitchen diner fitted with a range of appliances. The kitchen is enhanced by exposed beams, ample dining space, and a spiral iron staircase which leads up to the master bedroom. The master suite boasts an en-suite bathroom and the added luxury of a stable-style door opening out onto a private decked balcony. The property also enjoys a separate first-floor landing which houses the main bathroom and provides access to a second floor. Here, you will find a spacious double bedroom with two fitted wardrobes along with an additional office or store room – a truly versatile and unique layout. Outside, the property benefits from a pebbled driveway providing off-street parking for multiple vehicles. To the rear is a generous south-facing garden with a large lawn, offering the perfect space for family living and entertaining throughout the warmer months.

MUST BE VIEWED





- Semi-Detached Period Cottage
- Two Double Bedrooms
- Living Room With Open Fire
- Traditional Kitchen Featuring Various Appliances
- Large Conservatory
- Original Features Throughout
- Bathroom & En-Suite
- Office / Store Room & Cellar
- Driveway for Multiple Cars
- South-Facing Garden & Decked Balcony Area





GROUND FLOOR

Entrance Hall

3'4" x 3'1" (1.03m x 0.96m)

The entrance hall has carpeted flooring and stairs, a radiator, access to the cellar, and a single wooden door providing access into the accommodation.

Living Room

12'7" x 11'8" (3.86m x 3.57m)

The living room has a UPVC double-glazed casement window, multi-coloured slate tile flooring, a TV point, a recessed chimney breast alcove with an open fire and a wooden mantelpiece, a radiator, coving to the ceiling, exposed beams, and open access into the conservatory.

Conservatory

13'2" max x 12'0" (4.02m max x 3.66m)

The conservatory has multi-coloured slate tile flooring, exposed brick walls, exposed beams, a range of double-glazed arched windows, and double doors providing access to the garden.

Kitchen

16'10" x 12'7" (5.15m x 3.86m)

The kitchen is fitted with a range of shaker-style base and wall units with wooden worktops, a double Belfast sink with a swan neck mixer tap, an integrated oven, electric hob, and dishwasher, a freestanding washing machine and fridge freezer, with space for an AGA oven. There is also slate tile flooring, tiled splashbacks, exposed beams with recessed spotlights, space for a dining table, multiple UPVC double-glazed casement windows, an iron staircase leading to the master bedroom, and a stable-style door opening out to the outdoors.

BASEMENT LEVEL

Cellar

6'11" x 5'7" (2.11m x 1.72m)

The cellar has concrete flooring, exposed beams on the ceiling, a wall-mounted light, and wall-mounted shelves.

FIRST FLOOR

Bedroom One

12'7" max x 12'7" (3.86m max x 3.86m)

The first bedroom has wooden flooring, exposed beams on the ceiling, multiple UPVC double-glazed casement windows, access into the en-suite, and a stable-style door leading to a balcony.

En-Suite

7'11" x 4'11" (2.43m x 1.50m)

The en-suite has a low level dual flush WC, a vanity unit wash basin with fitted storage, an electrical shaving point, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a heated towel rail, an extractor fan, recessed spotlights, and a single-glazed window.

Bathroom

6'10" x 5'6" (2.10m x 1.69m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, exposed beams, a radiator, a wall-mounted chrome towel rail, wood-effect flooring, partially tiled walls, and a single-glazed obscure window.

SECOND FLOOR

Landing

6'10" x 3'3" (2.09m x 1.00m)

The upper landing has a UPVC double-glazed casement window, carpeted flooring, a loft hatch, and provides access to the second floor accommodation.

Bedroom Two

12'0" x 11'7" (3.66m x 3.55m)

The second bedroom has a UPVC double-glazed casement window, carpeted flooring, two fitted wooden wardrobes, and a radiator.

Office/Storage Room

6'10" x 5'8" (2.10m x 1.73m)

This space has wood-effect flooring, a radiator, and a single-glazed window.

OUTSIDE

Front

To the front of the property is a pebbled driveway for three cars and gated access to the rear garden.

Rear

To the rear of the property is a south-facing garden with a lawn, a range of mature trees, plants and shrubs, a shed, steps leading up to a decked balcony area, and external lighting.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach
- Broadband Speed - Superfast available - 76 Mbps (download) 18 Mbps (upload)
- Phone Signal – Limited 4G / good 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Oil Heating
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions – No

DISCLAIMER

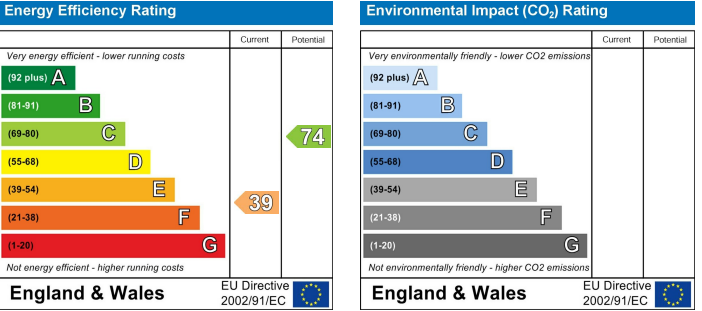
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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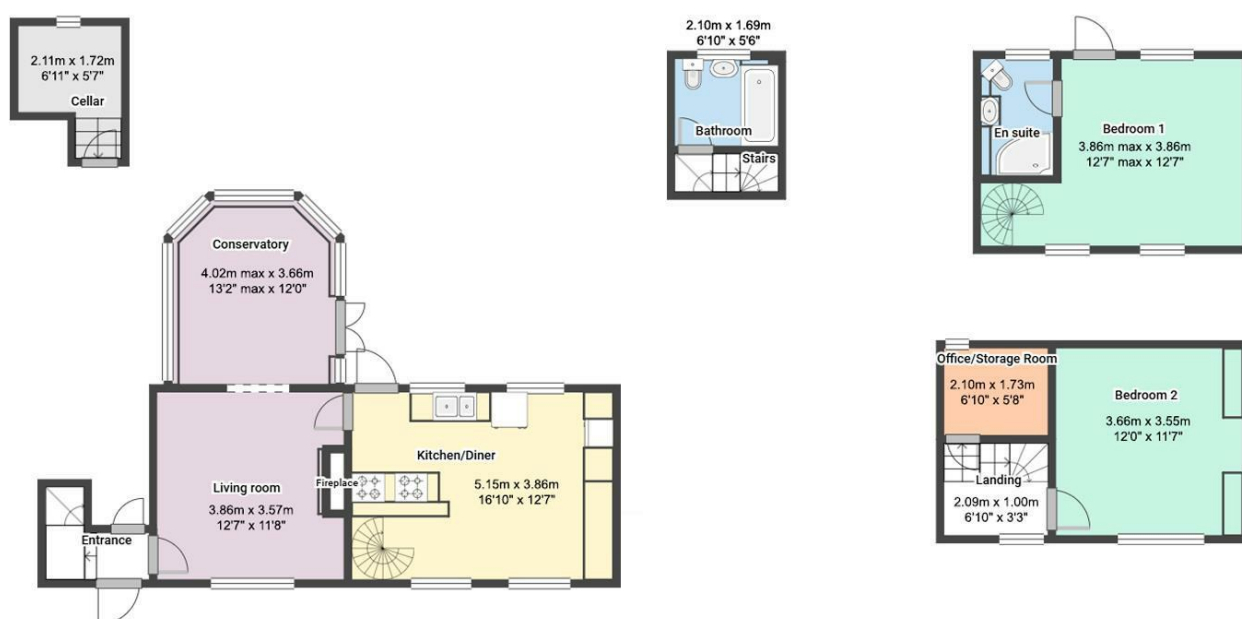
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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