

TANNERS

The Saddlery, 3 Stable Close, East Bridgford ,Nottingham, NG13 8LY



Guide Price: £475,000

**An individual detached house of attractive design,
quietly situated on a small cul-de-sac within the
highly regarded village of East Bridgford.**

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The Independent Property Professionals



Directional Notes

On entering the village from the A6097 along Kirk Hill, take a right turn into Main Street travelling past the Royal Oak and Post Office, turn left into College Street and after a short distance, turn right into Straws Lane, Stable Close being on the left-hand side.

Description

The Saddlery, is, in our opinion a most appealing individual detached house, quietly situated towards the head of a cul-de-sac, within the highly regarded Nottinghamshire village of East Bridgford. The property is thought to have been built during the mid-1990’s with attractive brick elevations under a pan tiled roof occupying an easily maintained garden plot having a north westerly rear aspect.

The accommodation which is laid out over 2 floors would benefit from some updating as many of the fittings are original but this gives an ideal opportunity for a purchaser to enhance the property to their own taste and requirements. Viewing is highly recommended to appreciate the location and opportunity presented by the accommodation.

East Bridgford is a much sought after village having facilities including a primary school, local shops, doctors surgery and public house, and ideally located for commuting by the A52 and A46.

Accommodation

Ground floor

Entrance hall with staircase to first floor,

Cloakroom low suite WC and vanity wash basin

Living room – A double aspect room with featured brick chimney breast

Dining Room – doors opening to Sunroom a light and airy space built on low brick walls

Kitchen – fitted with a range of wall cupboards and base units, including corner shelf units, ceramic tiled floor

Utility Room – with stainless steel sink, gas fired central heating boiler, walk in pantry off,

First floor

Master Bedroom 1 – with fitted wardrobes, ensuite shower room with good-sized walk-in shower, low suite w/c, vanity washbasin, towel radiator.

Bedroom 2 – double room with fitted wardrobes

Bedroom 3 – double roomBathroom with white suite comprising panelled bath with Mira shower over, vanity washbasin and low suite w/c

Landing – with airing cupboard.

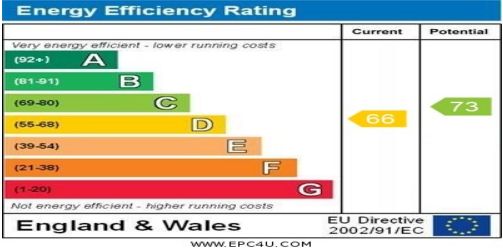
Outside

The property is approached by a shared driveway leading to a block paved drive giving access to a semi-detached brick and tiled double garage.

The front garden area contains a number of ornamental shrubs and trees and is set back behind picket fencing. At the rear the garden is enclosed, well planted with slabbed patio areas.

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



Council Tax:

Council Tax Band F current charges

£3,617.24 Rushcliffe Borough Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

E mail: tanners@tannersproperties.co.uk



Note: These details are for guidance only. All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.