

REAR VIEW OF PROPERTY



9 Moss Close, East Bridgford,
Nottinghamshire, NG13 8LG

Guide Price £675,000

Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this beautifully presented, detached and extended family orientated home which has been thoughtfully redesigned and modernised with a great deal of attention to detail, creating an excellent layout as well as a good level of versatility, positioned in a quiet cul-de-sac setting.

The property boasts five bedrooms, two with ensuite facilities, and a main family bathroom, the master bedroom having a Juliette balcony overlooking the rear garden. To the ground floor is a light and airy dual aspect sitting room but the heart of the home will undoubtedly become the generous L shaped living/dining kitchen. Being of fabulous proportions and tastefully appointed with contemporary units and integrated appliances as well as an excellent level of storage the kitchen also has access out into the westerly facing rear garden. In addition there is a useful utility and ground floor cloak room. All lead off a central hallway with attractive oak flooring.

The property is fitted with contemporary fixtures and fittings, benefitting from relatively neutral decoration throughout, gas central heating and UPVC flush casement double glazed windows and is presented in a move in condition.

As well as the accommodation on offer the property occupies a generous plot by modern standards, approaching 1/5 of an acre being set well back from the close, having established gardens to both front and rear and offering a considerable level of off road parking with both garage and covered car port and a westerly facing garden to the rear.

The property is perfectly placed within walking distance of the heart of village, with it's amenities and well regarded local school, tucked away within a small close, with an enclosed rear garden, perfect for families.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

EAST BRIDGFORD

East Bridgford is a much sought after village with facilities

including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A CANOPIED PORCH WITH CONTEMPORARY COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR AND DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO:

MAIN ENTRANCE HALL

20'3" max into stairwell x 7'1" max (6.17m max into stairwell x 2.16m max)



A well proportioned entrance vestibule having staircase and half landing rising to the first floor with useful under stairs storage cupboard beneath, central heating radiator and oak flooring.

Engineered oak internal doors leading to:

SITTING ROOM

19' x 12'4" (5.79m x 3.76m)



A pleasant light and airy reception benefitting from a dual aspect having double glazed windows to the front and rear, two central heating radiators and numerous wall light points.



LIVING/DINING ROOM

19'11" x 11'9" (6.07m x 3.58m)



A particularly well proportioned, open plan every day living/entertaining space, linking through into the kitchen creating a superb L shaped contemporary space with access out into the rear garden. The initial living/dining area has continuation of attractive oak flooring, two central heating radiators, an excellent level of built in storage with full height cupboards, numerous wall lights and double glazed French doors and window overlooking the rear garden.

The dining area is open plan leads through into the:



KITCHEN/LIVING AREA

21' x 11'3" (6.40m x 3.43m)



A well proportioned space, the initial kitchen area fitted with a range of contemporary gloss fronted base units having a combination of both granite and oak preparation surfaces providing a good level of working area, under mounted stainless steel sink and brush metal swan neck mixer tap, pop up power point, integrated appliances including four ring gas hob with single oven beneath,

dishwasher and microwave, alcove designed free standing fridge freezer, central heating radiator, inset downlighters to the ceiling and open plan to an additional reception area with French doors leading out into the rear garden.





AN INNER LOBBY LEADS THROUGH INTO:

UTILITY ROOM

7'10" x 8'10" (2.39m x 2.69m)

A useful space fitted with a range of wall and base units having laminate work surface, plumbing for washing machine, space for tumble dryer, wall mounted Ideal gas central heating boiler, tiled floor and double glazed exterior door.

GROUND FLOOR CLOAK ROOM

5'8" x 3'1" (1.73m x 0.94m)

Having a contemporary two piece white suite comprising closed coupled WC and wall mounted washbasin with swan neck mixer tap and tiled splash backs, central heating radiator and double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE WITH HALF LANDING RISES TO:

FIRST FLOOR LANDING



Having a good level of built in storage with shelved cupboard, additional airing cupboard which also houses pressurised hot water system, access to loft space above, central heating radiator and double glazed window looking into the close.

Further engineering oak internal doors leading to:

MASTER SUITE

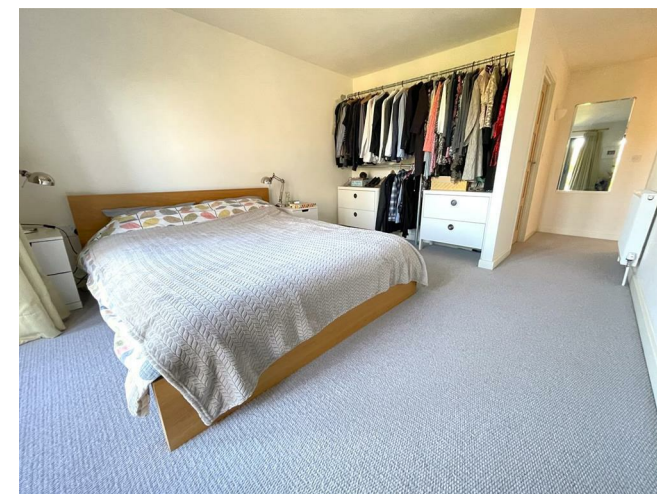
A well proportioned master suite having initial walk through lobby which gives access into an ensuite shower room and, in turn, the main double bedroom with dressing area.

MASTER BEDROOM

13'3" x 11'5" (4.04m x 3.48m)



A well proportioned double bedroom having aspect into the rear garden with central heating radiator, dressing area with integral hanging rails and double glazed French doors with Juliette balcony overlooking the garden.



ENSUITE SHOWER ROOM

7'8" x 6'2" (2.34m x 1.88m)



Having contemporary suite comprising large corner shower enclosure with bifold screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, pedestal washbasin with chrome swan neck mixer tap and tiled splash backs, contemporary towel radiator and double glazed window to the side.

BEDROOM 2

15' x 10'6" max (4.57m x 3.20m max)



A well proportioned double bedroom having aspect into the rear garden with central heating radiator and double glazed window.



BEDROOM 3

12' x 9'4" max (3.66m x 2.84m max)



A double bedroom benefitting from an additional ensuite, having aspect to the front, central heating radiator and double glazed window.

A further door leading through into:



ENSUITE JACK & JILL SHOWER ROOM

6'5" x 6'3" (1.96m x 1.91m)



Having contemporary suite comprising corner shower enclosure with bifold screen and wall mounted shower mixer with independent handset over, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, double glazed window to the front and an additional door returning to the first floor landing.



BEDROOM 4

11'7" x 8'3" (3.53m x 2.51m)



A further double bedroom having aspect to the front, central heating radiator and double glazed window.

BEDROOM 5

9'8" x 8'4" (2.95m x 2.54m)



Having aspect into the rear garden with central heating radiator and double glazed window.

FAMILY BATHROOM

9'11" x 9' max (3.02m x 2.74m max)



A well proportioned L shaped family bathroom having aspect into the rear garden and fitted with a contemporary suite comprising panelled bath with chrome mixer tap and integral shower handset, close coupled WC, pedestal washbasin with chrome mixer tap and tiled splash backs, oak flooring, contemporary towel radiator, additional central heating radiator and double glazed window.



EXTERIOR



The property occupies a generous plot by modern standards, approaching 1/5 of an acre with a generous 80ft. frontage partly lawned with established borders well stocked with a range of trees and shrubs and a block set driveway providing a considerable level of off road parking and leading to an attached garage and adjacent covered car port. A wrought iron gate gives access to the side of the property and, in turn, the rear garden which benefits from a westerly aspect and again is a good size, particularly by modern standards, being well stocked with an abundance of trees and shrubs having an initial paved and block set seating areas which link back into the living area of the kitchen, shaped lawn, raised brick borders and enclosed in the main by feather edged board fencing and hedging offering a good degree of privacy.





TENURE
Freehold

GARAGE

17'7" x 9'2" (5.36m x 2.79m)

Having up an over door, power and light and windows to the side.

CAR PORT

17'9" x 9'2" (5.41m x 2.79m)



Providing further covered parking area.

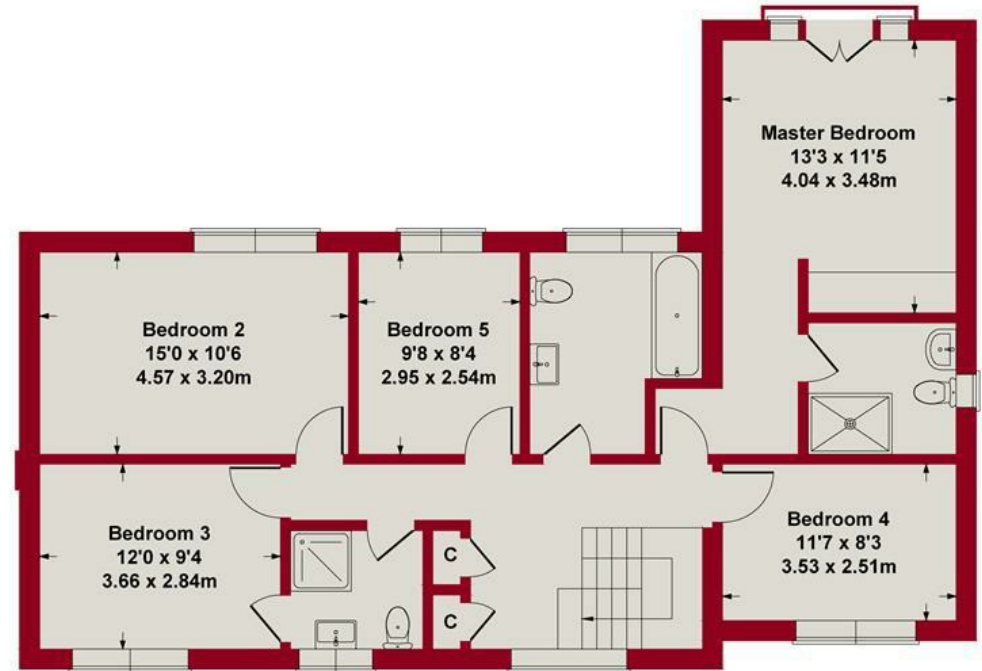
COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

Approximate Gross Internal Area
2088 sq ft - 194 sq m



GROUND FLOOR



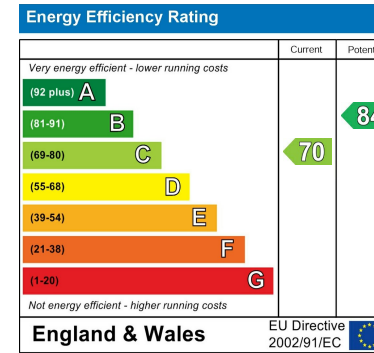
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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