



**Brooks Close, East Bridgford, NG13 8LZ**

**£535,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this modern, detached, family orientated home, originally completed by Wimpey Homes in the 1990s and forming one of only five similar dwellings located in an exclusive cul-de-sac, with this property tucked away in a quiet backwater setting at the foot of the close. The property is situated on a delightful corner plot, generous by modern standards, in a secluded position, with an excellent level of privacy which, to the front, offers an open plan garden with double width driveway leading to the double garage. The main gardens lie to the side and rear, benefitting from a south to westerly aspect and lovingly established over the years with a good sized lawn and well stocked borders.

Internally the property offers a versatile level of accommodation which is large enough to accommodate families likely to be attracted to the village to make use of the local school but could also appeal to a wide audience, whether it be single or professional couples, or even those downsizing from considerably larger dwellings, looking for a relatively modern home in a well regarded village.

The accommodation offers three main reception areas including a dual aspect sitting room with attractive inglenook fireplace leading through into a conservatory at the rear and a separate dining room which in turn links into an open plan breakfast kitchen which has been thoughtfully modernised. In addition there is a useful utility and ground floor cloakroom all leading off a central hallway with staircase rising to a galleried landing above and, in turn, four bedrooms, the master of which benefits from a walk through dressing area into ensuite facilities that, again, have been updated, with separate family bathroom

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.

TIMBER ENTRANCE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO:

### **INITIAL STORM PORCH**

5'3" x 2'3" (1.60m x 0.69m)

A useful initial enclosed porch having inset bristle mat to the floor and sealed unit double glazed window to the side.

Timber part glazed entrance door leading through into:

### **ENTRANCE HALL**

11'2" x 7'3" (3.40m x 2.21m)



A well proportioned initial entrance hall having attractive spindle balustrade turning staircase rising to the first floor galleried landing above with wood effect laminate flooring, useful built in cloaks cupboard, central heating radiator and coved ceiling.

Further doors leading to:

### **SITTING ROOM**

20'7" x 12'1" (14'6" max into fireplace) (6.27m x 3.68m (4.42m max into fireplace))



A well proportioned light and airy reception benefitting from a dual aspect with attractive walk in double glazed bay window to the front and French doors into the conservatory at the rear, focal point of the room is an exposed brick inglenook fireplace with quarry tiled hearth, inset wood burning stove, exposed brick chimney breast, timber mantle above and two inset double glazed windows to the side. The room having two central heating radiators, coved ceiling and further door into:



### CONSERVATORY

11'4" max x 12'5" max (3.45m max x 3.78m max)



A useful addition to the property providing a further versatile reception space ideal as an additional sitting room or even formal dining having pitched polycarbonate roof, central heating radiator, two wall light points, sealed unit double glazed windows, sliding patio door into the garden and additional multi paned French door to the side.

### DINING ROOM

11'1" x 9'11" (3.38m x 3.02m)



A versatile reception ideal as formal dining lying adjacent to the kitchen with linked door and pleasant westerly aspect into the rear garden, the room having coved ceiling and central heating radiator.

A further door leads through into:

### BREAKFAST/DINING KITCHEN

18' x 10'3" (5.49m x 3.12m)



A well proportioned open plan space benefitting from a dual aspect with westerly aspect into the rear garden, large enough to accommodate both initial living/dining area that in turn opens into the kitchen which is tastefully appointed having been modernised with a generous range of gloss fronted wall, base and drawer units with chrome furniture, U shaped configuration of granite preparation surfaces, undermounted sink unit with chrome swan neck mixer tap and granite upstands, integrated appliances including Neff double oven, under counter fridge, dishwasher, four ring stainless steel finish gas hob with stainless steel splash back and chimney hood over, inset downlighters to the ceiling, central heating radiator, double glazed window to the rear and French doors to the side.

A further door leads to:



**UTILITY ROOM**  
8'8" x 6' (2.64m x 1.83m)



Tastefully appointed having been refitted to complement the main kitchen with gloss fronted wall, base and drawer units, a single run of preparation surfaces with inset stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, space for tumble dryer and room for a further under counter appliance, wall mounted upgraded gas central heating boiler, central heating radiator, double glazed window and exterior door to the side.

RETURNING TO THE ENTRANCE HALL:

**GROUND FLOOR CLOAKROOM**

4'10" x 6'1" max (4'10" min) (1.47m x 1.85m max (1.47m min))

Having suite comprising WC with concealed cistern and vanity surround with inset washbasin, tiled splash backs, central heating radiator and double glazed window to the side.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

**FIRST FLOOR GALLERIED LANDING**



Having access to loft space above, coved ceiling, central heating radiator, built in airing cupboard which provides a useful level of storage and sealed unit double glazed window to the front.

Further doors lead to:



## BEDROOM 1

13'11" x 10'2" (excl wardrobes) (4.24m x 3.10m (excl wardrobes))



A well proportioned double bedroom benefitting from both a walk through dressing area and ensuite facilities as well as pleasant westerly aspect into the rear garden. The room having a run of fitted wardrobes, central heating radiator and double glazed window.

An open archway leads through into:



## WALK THROUGH DRESSING AREA

4'11" x 4'8" into wardrobes (1.50m x 1.42m into wardrobes)



Having integrated full height wardrobes.

A further door leads through into:

## ENSUITE SHOWER ROOM

8'6" x 6'6" (2.59m x 1.98m)



Tastefully appointed having been modernised with a contemporary suite comprising quadrant shower enclosure with curtain sliding double doors, wall mounted shower mixer with both independent handset and rainwater rose over, twin vanity units with inset washbasins, chrome mixer taps and marble effect tiled splash backs, close coupled WC, central heating radiator, under floor heating, inset downlighters to the ceiling and sealed unit double glazed window to the side.

### BEDROOM 2

11'10" x 10'1" (3.61m x 3.07m)



A further double bedroom having aspect into the rear garden with a run of fitted wardrobes, central heating radiator and double glazed window.

### BEDROOM 3

9'11" x 9'10" (3.02m x 3.00m)



A further double bedroom having aspect into the rear garden with fitted wardrobes, central heating radiator and double glazed window.

### BEDROOM 4

8'11" min (11'6" max) x 7'2" (2.72m min (3.51m max) x 2.18m)



An L shaped room currently utilised as a home office but ideal as a single bedroom having built in wardrobes and fitted shelving, central heating radiator and sealed unit double glazed window to the front.

### BATHROOM

6'7" x 6'8" (2.01m x 2.03m)



Having a relatively modern suite comprising panelled spa bath with bifold screen and wall mounted shower, close coupled WC, pedestal washbasin with chrome swan neck mixer tap and tiled splash backs with stone mosaic border over, shaver point, contemporary towel radiator and sealed unit double glazed window to the front.

## EXTERIOR



The property occupies a delightful location tucked away in a small cul-de-sac setting shared with only a handful of other similar dwellings, located right at the end of the close and benefitting from a south to westerly aspect on a plot which is reasonably generous by modern standards with double width driveway to the front that in turn leads to the double garage. The remainder of the frontage is laid to lawn with flagged pathway leading to the front door. Gardens run to both sides with an attractive south facing side garden that links back into the kitchen with paved terrace, well stocked borders and a small vegetable garden to the side of the garage. The rear garden offers an excellent degree of privacy and benefits from a westerly aspect being of a good size by modern standards, mainly laid to lawn with well stocked perimeter borders with established trees and shrubs and enclosed by a brick wall and feather edged board fencing.





### **GARAGE**

A brick and pantiled double garage with twin up and over doors, power and light, window to the side and courtesy door at the rear.

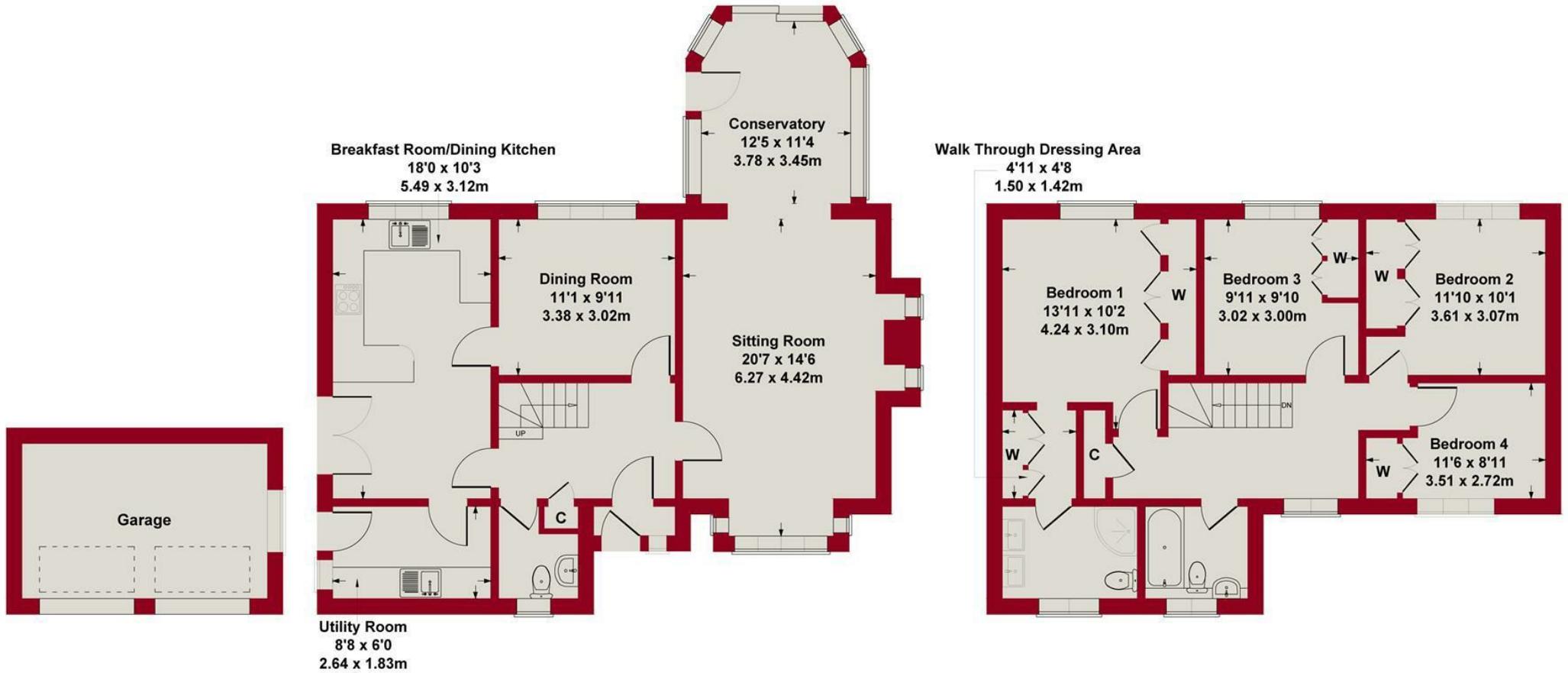
### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band F

### **TENURE**

Freehold

Approximate Gross Internal Area  
1550 sq ft - 144 sq m



**GARAGE**

**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.

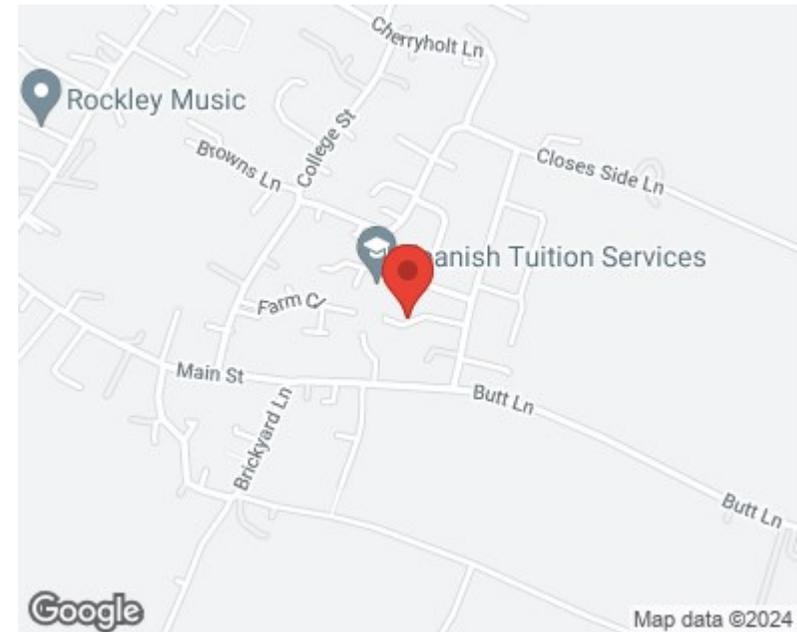
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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