



**The Willows 71 Main Street, East Bridgford,  
Nottinghamshire, NG13 8NH**

**£675,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this tastefully presented, individual, detached family home originally constructed in 2010 by well regarded local developer GS Developments, finished to a high specification with a great deal of thought and attention to detail. The property combines the benefits and efficiency associated with modern construction and the aesthetics of a more traditional home.

The property offers an attractive double fronted brick elevation with central porch and entrance door all beneath a pantile roof behind which lies a versatile level of accommodation providing three main receptions, breakfast kitchen with useful utility off and ground floor cloak room all of which lead off a stunning central hallway. A turning staircase rises to the first floor where there are four bedrooms, three being generous doubles, two of which benefit from ensuite facilities, with separate family bathroom.

The property is tastefully presented throughout with relatively neutral decoration, modern yet traditional style fittings, more contemporary bathrooms, attractive solid oak cottage latch doors, deep oak skirting and architrave, many column radiators and a range of floor coverings.

As well as the accommodation on offer the property occupies a delightful plot, set well back from Main Street behind a walled and hedged frontage with ample off road parking, electric car charging point and double garage. To the rear is a generous garden with large paved terrace, central lawn and established borders.

Overall this is a fantastic bespoke home close to the heart of this well regarded village.

### **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.

TRADITIONAL STYLE CANOPIED PORCH HAVING ATTRACTIVE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

24'11" max x 9'9" max (7.59m max x 2.97m max)



A well proportioned initial entrance vestibule offering an attractive entrance to this unique home having exposed timbers, oak stripped wood flooring, deep oak skirting and architrave, attractive solid oak cottage latch doors, column radiators, the room offering a good level of space as well as useful storage with under stairs cupboard, central feature beam to the ceiling and turning staircase rising to the first floor landing.

Further doors leading to:



### **STUDY**

9'11" x 8'9" (3.02m x 2.67m)



Ideal as a home office perfect for today's way of working or provides an additional third reception area as a snug, games or playroom, the room having attractive traditional style column radiator, deep oak skirting and double glazed window to the front.

### DINING ROOM

10'8" x 10'8" (3.25m x 3.25m)



A well proportioned room ideal as formal dining or additionally a second snug or office having feature beam to the ceiling, deep oak skirting, traditional style column radiator and double glazed window to the front.



### SITTING ROOM

17'9" x 12'10" (5.41m x 3.91m)



A well proportioned reception benefitting from a dual aspect with French doors leading out into the rear garden, the focal point of the room being an attractive stone effect fireplace and hearth with in set solid fuel stove and double glazed windows with mullion surround to either side, feature beams to the ceiling, inset downlighters, deep skirting, traditional style column radiator and double glazed French doors.

### GROUND FLOOR CLOAK ROOM

7'3" x 3'5" (2.21m x 1.04m)



Having a contemporary two piece white suite comprising close coupled WC and vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, attractive deep oak skirting, continuation of the stripped wood flooring, central heating radiator and double glazed window to the side.

## BREAKFAST KITCHEN

16'1" x 14'4" (4.90m x 4.37m)



A well proportioned space benefitting from access out into the rear garden and being tastefully appointed with a generous range of units finished in a Shaker style having dresser unit providing a good level of storage, granite preparation surfaces including central island unit with breakfast bar providing informal dining space as well as additional working area, inset sink and drain unit, integrated appliances including fridge freezer and dishwasher, range oven with gas hob, attractive feature beamed ceiling, tiled floor, traditional style column radiator, deep oak skirting, double glazed windows overlooking the rear garden and French doors onto a terrace at the side.

A further door gives access into:



## UTILITY ROOM

8'2" x 5'5" (2.49m x 1.65m)

Appointed with a generous range of built in cupboards complementing the main kitchen with laminate preparation surface, inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler concealed behind a cupboard and double glazed exterior door.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE WITH OAK SPINDLE BALUSTRADE RISES TO THE:

## FIRST FLOOR LANDING



Having built in airing cupboard which houses hot water system, access loft space above, deep oak skirting and architrave and double glazed window to the side.

Further oak cottage latch doors leading to:

### BEDROOM 1

13'6" x 12'7" (excluding wardrobes) (4.11m x 3.84m (excluding wardrobes))



A well proportioned double bedroom having pleasant aspect into the rear garden with feature beamed ceiling, built in wardrobes with oak door fronts, deep oak skirting, central heating radiator and double glazed window.

A further door leads through into:



### ENSUITE SHOWER ROOM

8'1" x 4'6" (2.46m x 1.37m)



Having a contemporary suite comprising close coupled WC, double width shower enclosure with sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with inset washbasin and chrome mixer tap, fully tiled walls with mosaic border inlay, shaver point, contemporary towel radiator and double glazed window to the side.

### BEDROOM 2

13'5" x 10'5" (excluding wardrobes) (4.09m x 3.18m (excluding wardrobes))



A further well proportioned double bedroom also benefitting from ensuite facilities having aspect to the rear, attractive feature beamed ceiling, deep oak skirting and architrave, built in wardrobes with oak door front, central heating radiator and double glazed window.

A further door leads through into:



### ENSUITE SHOWER ROOM

8'8" x 3'10" (2.64m x 1.17m)



Having a contemporary suite comprising double width shower enclosure with glass sliding door and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin and chrome mixer tap, fully tiled walls with mosaic border inlay, shaver point, contemporary towel radiator and double glazed window to the rear.

### BEDROOM 3

11'6" x 10'5" (3.51m x 3.18m)



A further well proportioned double bedroom having aspect to the front, feature beam to the ceiling, central heating radiator, deep oak skirting and double glazed window.

### BEDROOM 4

8'10" x 8'6" (2.69m x 2.59m)



Currently utilised as a dressing room but alternatively would make a further bedroom, fitted with a range of

integrated full height wardrobes with oak effect door fronts and having deep oak skirting and architrave, central heating radiator and double glazed window to the front.

### BATHROOM

11'3" max x 6' max (3.43m max x 1.83m max)



Tastefully appointed with a heritage style suite comprising large double ended Victoria Albert bath set in a tiled surround creating an attractive feature with centrally mounted chrome mixer tap and independent shower handset, close coupled WC, pedestal washbasin, tiled and mirrored splash backs, shaver point, contemporary towel radiator and double glazed window to the front.

## EXTERIOR



The property occupies a delightful established plot slightly elevated and back from the road with a walled frontage behind which lies a low maintenance purple slate border and initial shared access leading onto the private treble width driveway providing ample off road car standing and, in turn, leading to the double garage. Immediately to the fore of the property is a mainly lawned garden with well stocked established borders with a range of shrubs, a central pathway leading to the front door and further paved pathway giving access to a timber courtesy gate and, in turn, the rear garden. The rear garden is relatively generous by modern standards having a large paved terrace which links back into both the main reception and also the living area of the kitchen and opens out onto a retained lawn with well stocked and established borders with a range of shrubs and useful timber storage shed, the garden enclosed by feather edged board fencing and mature hedging.



Freehold



**DOUBLE GARAGE**

17'5" x 17" (5.31m x 5.18m)



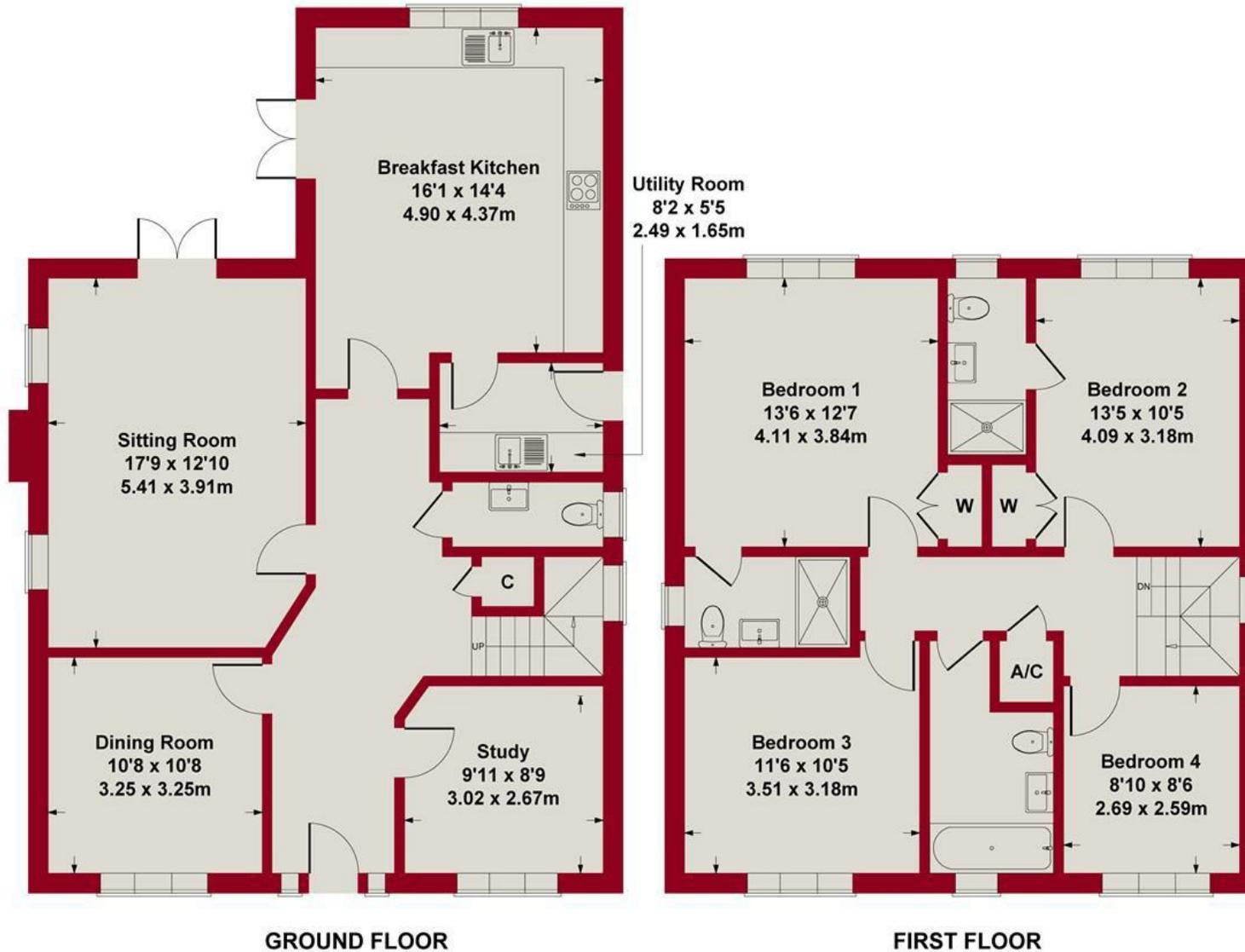
A detached brick and pantile garage having twin up and over doors, useful storage in the eaves, power and light, providing additional secure parking, workshop or storage space.

**COUNCIL TAX BAND**

Rushcliffe Borough Council - Band F

**TENURE**

Approximate Gross Internal Area  
1808 sq ft - 168 sq m

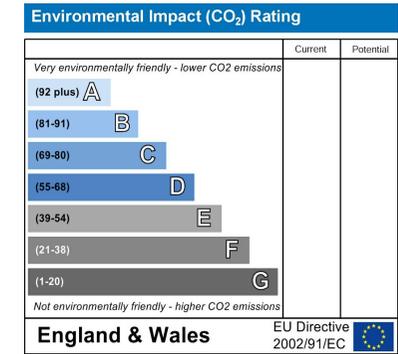
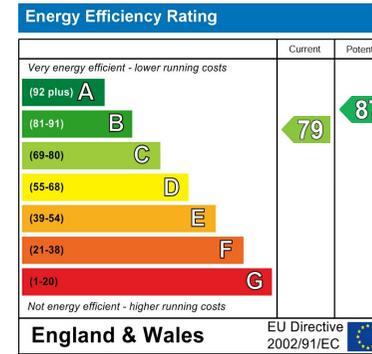


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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