



2C Hackers Close, East Bridgford,
Nottinghamshire, NG13 8PU

£875,000
Tel: 01949 836678

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

A truly stunning, individual, detached, contemporary new build home forming one of four high quality, family orientated homes, with Plot 4 being to a unique design offering a fantastic level of space which approaches 3,000sq.ft. including it's integral double garage (accommodation 2,744 sqft).

This wonderful home is tucked away up a private driveway in a corner plot with a good level of off road parking. The accommodation affords a great deal of versatility, boasting three main reception rooms as well as a spacious, L shaped, open plan living/dining kitchen with bifold doors leading out into the rear garden. An open doorway leads through into a family room flooded with light, having an additional bifold door and sky lantern, combined with the living kitchen, this area creates a fantastic space, which is likely to become the hub of the home.

The property is finished to a high specification with an attractive contemporary kitchen finished in heritage colours with quartz preparation surfaces and integrated Bosch appliances. In addition there is a useful utility and ground floor cloak. The property offers a separate living room, family garden room and study perfect for today's way of home working. To the first floor, leading off an impressive central galleried landing, are four well proportioned double bedrooms with a particularly impressive master suite offering a large walk through dressing/reception area, double bedroom and spacious ensuite facilities. In addition there is a separate family bathroom and the second bedroom also boasts its own ensuite.

The property is tastefully presented throughout with neutral decoration, engineered oak internal doors, recessed downlighting and underfloor heating to the ground floor and is a stunning family home in an attractive setting.

Overall viewing is the only way to truly 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.

AN ATTRACTIVE COTTAGE STYLE OAK FRAMED PORCH WITH FLAGGED PATHWAY LEADS TO A CONTEMPORARY ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT AND, IN TURN, THE:

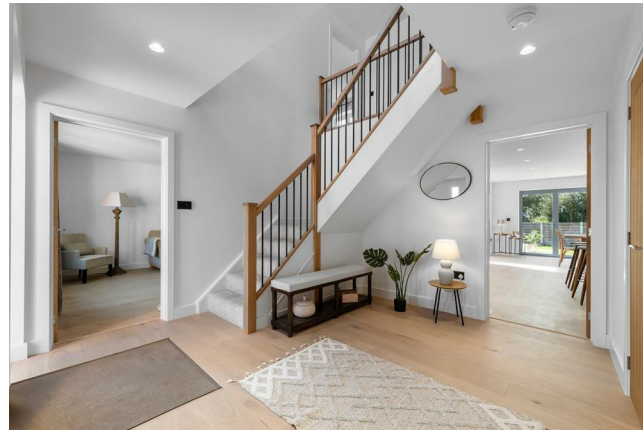
STORAGE CUPBOARD

2'11" x 2'8" (0.89m x 0.81m)

Providing useful storage and also housing the under floor heating manifolds.

ENTRANCE HALL

15'2" x 11'9" max (4.62m x 3.58m max)



A well proportioned entrance hall having an attractive central dog leg staircase rising to a galleried landing above with oak balustrade and steel spindle balustrade, useful under stairs alcove. deep skirting, inset downlighters to the ceiling and further engineering oak internal doors leading to:

LIVING/DINING KITCHEN

20'10" max x 21'8" max (6.35m max x 6.60m max)



A well proportioned, dual aspect space which also links through into a further sitting/reception room creating a fantastic everyday living/entertaining space which benefits from bifold doors leading out into the rear garden. The kitchen is tastefully appointed with a generous range of contemporary Shaker style units finished in heritage style colours with brushed brass effect door furniture and quartz preparation surfaces and upstands, complementing central island unit with breakfast bar providing informal dining, under mounted sink unit, integrated appliances including Bosch ovens, fridge freezer, dishwasher and induction hob. The area benefits from both living and dining space which will undoubtedly become the hub of the home.

A further door way leads through into:

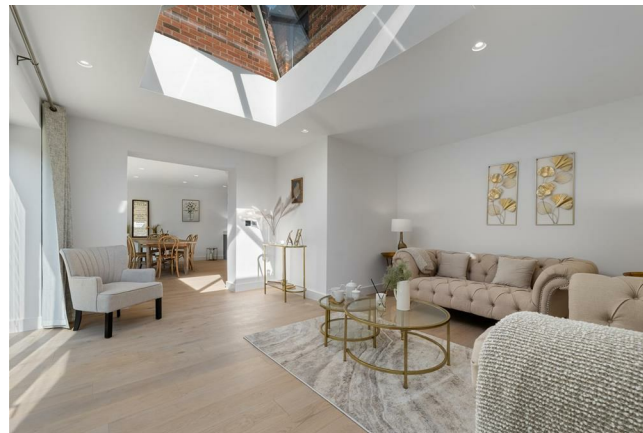


GARDEN ROOM

15'5" max x 16'3" max (4.70m max x 4.95m max)



A well proportioned L shaped reception flooded with light having both a run of bifold doors at the rear and a sky lantern to the ceiling. The room having attractive deep skirting and inset downlighters to the ceiling.



STUDY

9'7" x 8'9" (2.92m x 2.67m)



A versatile reception space ideal as a home office perfect for today's way of working having deep skirting and double glazed window to the side.

SITTING ROOM

18'6" x 12'8" (5.64m x 3.86m)



A well proportioned reception having aspect to the front with deep skirting and double glazed window.



UTILITY ROOM

8'7" x 8'8" (2.62m x 2.64m)



A well proportioned space offering a generous level of integrated storage having built in wall, base and drawer units and 3/4 high larder unit all complementing the main kitchen with Shaker style door fronts finished in heritage colours with brush brass effect door furniture, two runs of quartz preparation surfaces, one with undermounted sink unit, plumbing for washing machine, space for further free standing appliance and double glazed window to the side.

GROUND FLOOR CLOAK ROOM

5'10" x 4'8" (1.78m x 1.42m)



Appointed with a two piece contemporary suite and having double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE DOG LEG STAIRCASE RISES TO:

GALLERIED FIRST FLOOR LANDING

14'9" x 13'2" (4.50m x 4.01m)



A fantastic space providing an attractive central area with aspect to the front having contemporary balustrade, built in airing cupboard, central heating radiator and further engineered oak doors leading to:

MASTER SUITE

A fantastic, well proportioned, light and airy space offering almost 500sq.ft. of floor area comprising an initial walk through living/dressing space which in turn opens out into a double bedroom and then the ensuite.

DRESSING ROOM

13'8" x 10" (4.17m x 3.05m)



Having a run of fitted wardrobes, deep skirting, central heating radiator and double glazed window to the front.

BEDROOM 1

15'7" x 15'7" (4.75m x 4.75m)



A double bedroom having double glazed window to the

front, central heating radiator, deep skirting and a further door leading to:

ENSUITE BATH/SOWER ROOM

15'10" x 7'9" (4.83m x 2.36m)



A superb well proportioned space having a dual aspect with conservation sky light to the rear and double glazed window to the front. The room is beautifully appointed with a contemporary suite comprising both shower and separate bath, vanity unit and Wc.

BEDROOM 2

16' max x 19'5" max (4.88m max x 5.92m max)



A superb double bedroom also benefitting from ensuite

facilities and having aspect into the rear garden, the room having built in wardrobes, central heating radiator, two double glazed windows and further pocket door leading into:

ENSUITE SHOWER ROOM

9'5" x 6'11" (2.87m x 2.11m)



A generous space fitted with a contemporary suite comprising double length shower enclosure, vanity unit and WC, having contemporary tiling, wall mounted shaver point and double glazed window to the rear.

BEDROOM 3

12'3" x 11' (3.73m x 3.35m)



A further double bedroom overlooking the rear garden with central heating radiator and double glazed window.

BEDROOM 4

12'5" x 10'9" (3.78m x 3.28m)



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

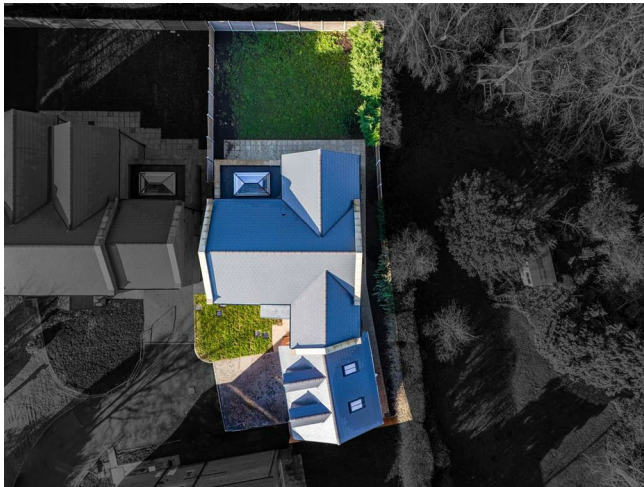
FAMILY BATH/SHOWER ROOM

12'7" max x 7'11" (3.84m max x 2.41m)



A well proportioned family bathroom which encompasses a double width shower enclosure, separate bath, vanity unit and WC, having double glazed window to the side.

EXTERIOR



The property occupies a pleasant position tucked away in the corner of the close having a double width block set driveway, adjacent lawn and integral double garage. The rear garden is enclosed by panelled fencing, having central lawn and paved terrace.





DOUBLE GARAGE

19'9" deep x 20'11" wide (6.02m deep x 6.38m wide)
Having double width sectional up and over electric door, power and light, courtesy door to the rear and housing the Worcester Bosch central boiler.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band TBC

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

Please note, the properties are located on a private driveway with the intention that a management company will be formed once the last property has completed. Further details to be confirmed.

The properties will benefit from a ten year warranty underwritten by "Advantage"

The property lies within the village conservation area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood

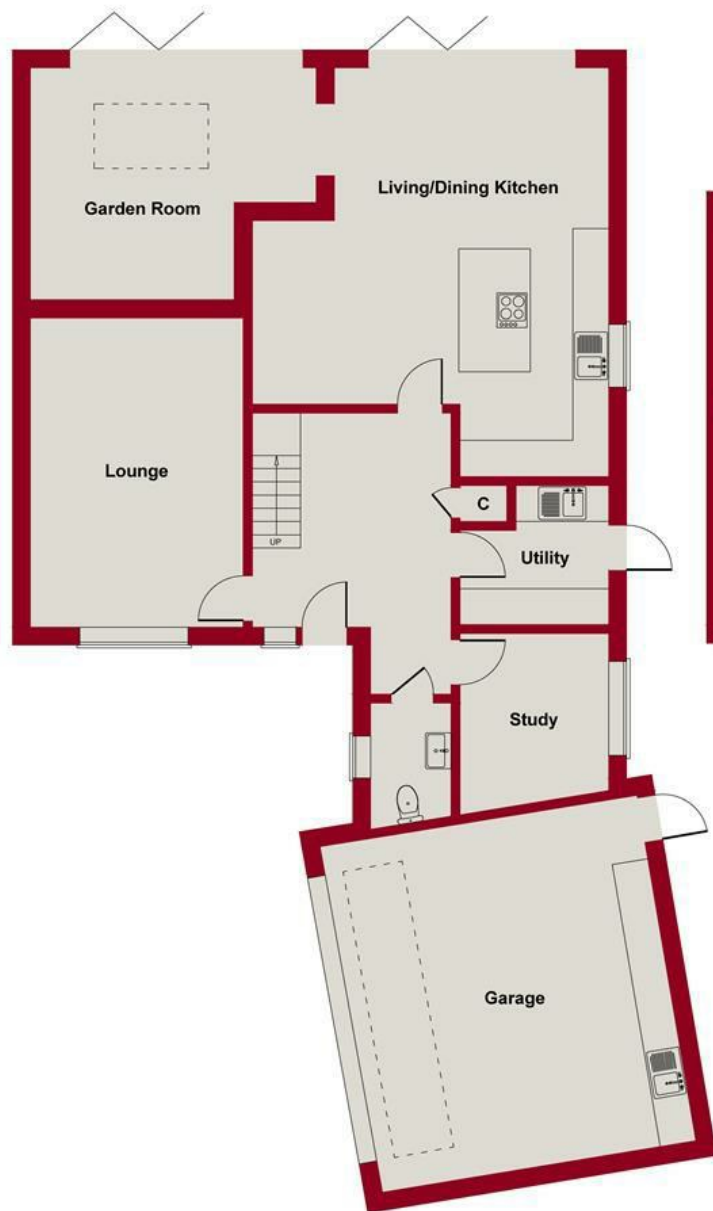
assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



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		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

