



**7 Mill Heyes, East Bridgford,
Nottinghamshire, NG13 8NU**

No Chain £375,000

Tel: 01949 836678

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

- Link Detached Bungalow
- Spacious Main Reception
- Utility
- South To Westerly Rear Aspect
- Cul-De-Sac Location
- 3 Bedrooms
- Breakfast Kitchen
- Generous Corner Plot
- Ample Parking & Garage
- No Upward Chain

A fantastic opportunity to purchase a link detached bungalow tucked away in a quiet cul-de-sac location on a pleasant corner plot benefitting from gardens to three sides which offer a south to westerly aspect and a good level of off road parking and garage.

The property is offered to the market with no upward chain and represents an excellent opportunity, particularly for those downsizing from larger dwellings looking for a well placed, single storey, home within this highly regarded village, positioned within walking distance of local amenities.

The accommodation extends to in excess of 900 sq.ft., plus the addition of an attached garage, providing a versatile layout with up to three bedrooms, a spacious main sitting/dining room which offers an attractive south to westerly dual aspect, breakfast kitchen with useful utility off and main bathroom.

In addition the property benefits from UPVC double glazing and gas central heating.

As well as the internal accommodation the property offers a delightful location in a quiet backwater with gravelled driveway adjacent to which is an established lawn with well stocked borders. To the south and westerly side is a private garden well stocked with an abundance of trees and shrubs which provides a pleasant, secluded, outdoor space.

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.

AN OPEN FRONTED PORCH LEADS TO A TIMBER ENTRANCE DOOR AND, IN TURN, INTO:

MAIN ENTRANCE HALL

Having doors leading, in turn, to:

SITTING ROOM

17'8" x 13'3" (5.38m x 4.04m)

A well proportioned, light and airy, reception which benefits from a south to westerly aspect as well as access out into the garden. The focal point to the room is a feature brick fire surround with timber mantel and quarry tiled hearth with free standing electric fire. The room also having coved ceiling, double glazed window to the side and sliding double glazed patio doors to the rear.

BREAKFAST KITCHEN

12'6" x 9'9" (3.81m x 2.97m)

Having aspect into the front garden, the room being large enough to accommodate a small dining or breakfast table. The kitchen being fitted with a relatively generous range of wall, base and drawer units with painted door fronts, having laminate preparation surfaces, inset sink and drain unit, integrated appliances including fridge, Neff dishwasher and free standing gas and electric cooker, double glazed window to the front and further door leading through into:

UTILITY ROOM

10' x 5'8" (3.05m x 1.73m)

A useful space having plumbing for washing machine, space for further free standing appliance, wall mounted cupboards, double glazed window to the front and courtesy door into the garage.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

14'4" x 11' (4.37m x 3.35m)

A well proportioned double bedroom having aspect into the rear garden, fitted with a range of built in wardrobes and overhead storage cupboards with matching dressing table and drawer units and having double glazed window.

BEDROOM 2

10'9" x 6'6" (3.28m x 1.98m)

A double bedroom having aspect to the front with double glazed window.

BEDROOM 3/STUDY

7'9" x 6'7" (2.36m x 2.01m)

A versatile room which has been utilised as a home office but alternatively would be large enough to accommodate a single bed, having double glazed window to the front.

BATHROOM

11'4" x 8'3" (3.45m x 2.51m)

A generous space fitted with a three piece coloured suite comprising corner spa bath with wall mounted electric shower over, close coupled WC and pedestal washbasin, built in airing cupboard and double glazed window to the rear.

EXTERIOR

The property occupies a delightful established plot tucked away in the corner of a small cul-de-sac setting shared with similar dwellings, set back behind an open plan frontage with gravel driveway providing off road car standing for several vehicles and in, turn, leading to the attached garage. The remainder of the garden is laid to lawn with well stocked borders with established trees and shrubs. The rear garden provides a pleasant outdoor space with a good degree of privacy, benefitting from a south to westerly aspect having lawned and paved seating areas and well stocked perimeter borders with an abundant variety of trees and shrubs.

GARAGE

18'3" x 9' (5.56m x 2.74m)

Having electric roller shutter door, power and light, wall mounted gas central heating boiler and courtesy door to the rear.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

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).

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:-

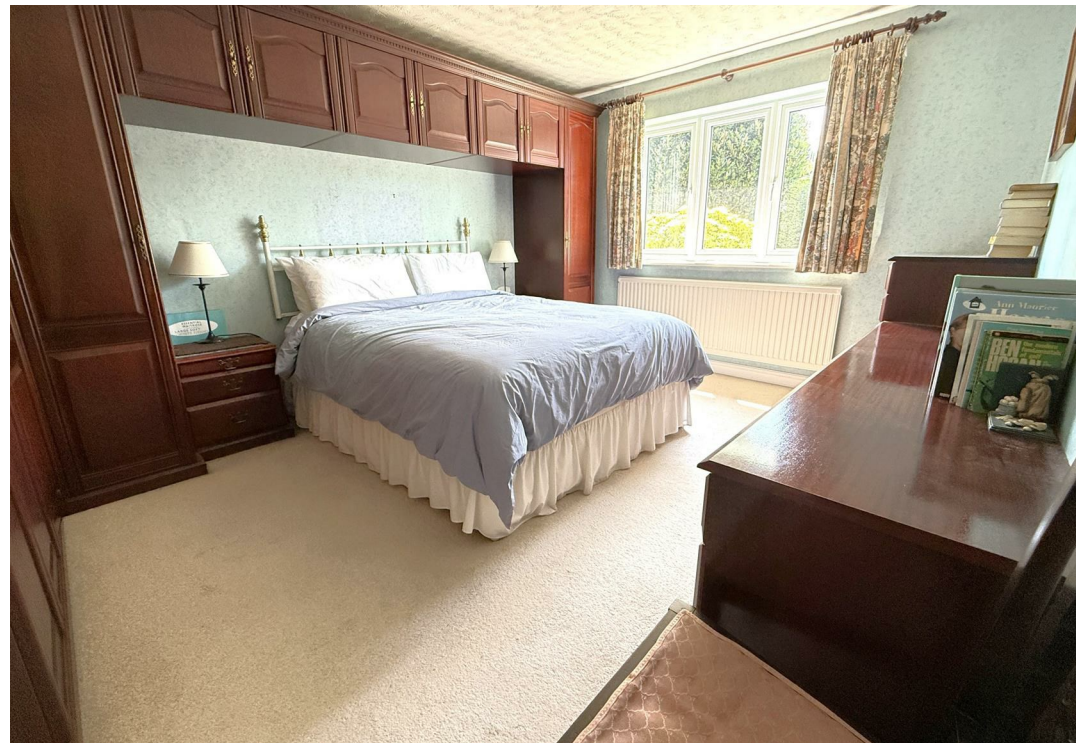
<https://reports.ofsted.gov.uk/>

Planning applications:-

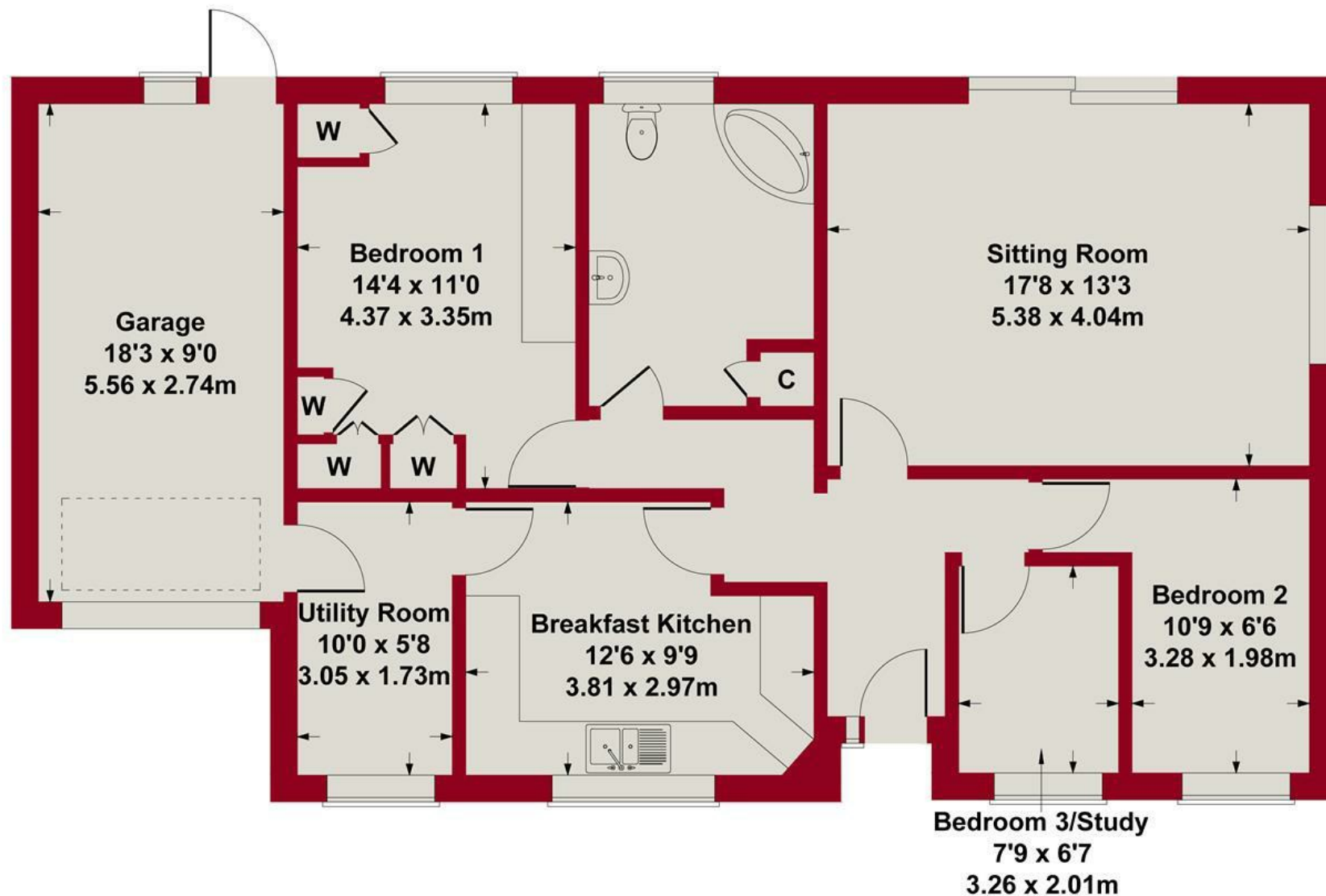
<https://www.gov.uk/search-register-planning-decisions>









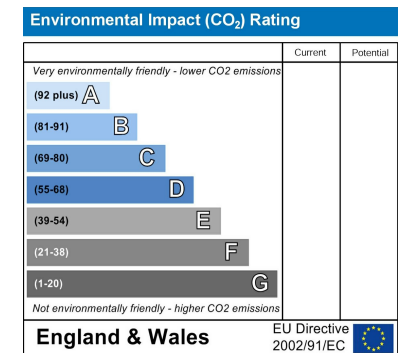
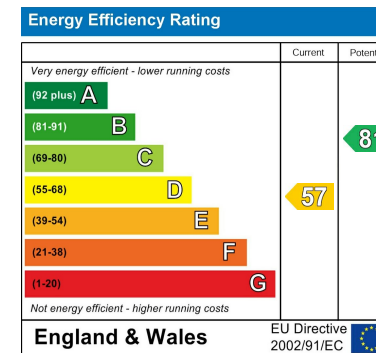


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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