

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**3 BRIDLE WAYS, EAST BRIDGFORD,  
NOTTINGHAMSHIRE NG13 8PT**

**£479,950**



### 3 BRIDLE WAYS, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8PT

A fantastic opportunity particularly for families, to acquire a well-proportioned detached four bedroom home located on a delightful established plot within a cul-de-sac in the village of East Bridgford.

Over recent years the property has seen a tasteful programme of modernisation with a beautifully appointed high specification fully fitted and contemporary kitchen, recently upgraded, having a generous range of units and integrated appliances, also incorporating a clever concealed utility area, just off from the breakfast area.

A ground floor cloakroom is also provided and the full length Lounge and Dining Room provides access to the fully enclosed and secure private garden having extended flagstone patio areas ideal for entertaining and alfresco dining during those balmy summer evenings. A shaped lawned area with mature shrub and heavily planted borders. A corner patio area is the ideal vantage point from which to enjoy the last rays of sunshine engulfed with the colour of shrub beds with inset mature trees.

To the first floor there are four double bedrooms, the master benefitting from fitted ward robes and an en-suite shower room, whilst bedrooms 2 and 3 also have built-in wardrobes, there is also a further family bathroom. Both en-suite shower and bathroom are immaculate and a credit to the current owners.

**PRICED TO ENSURE A SPEEDY SALE TO ENSURE AN ONWARD PURCHASE... don't miss out!**

East Bridgford is an established Conservation village and is well served by public transport services, shops including post office, hairdresser and newsagent, excellent Primary School with an Ofsted Good Status but with **OUTSTANDING** features which feeds in to the similarly popular Toot Hill School, a lively local Public House, active Churches, modern health practice, Sports Field and numerous sporting and other clubs and associations. The village enjoys a thriving community with annual Scarecrow Competitions and a very successful annual Village Fete with vintage flypasts.

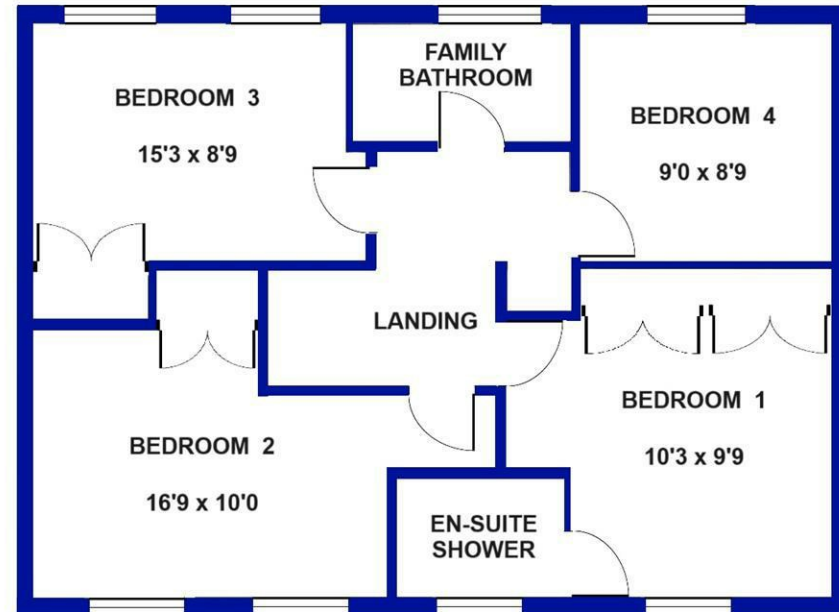
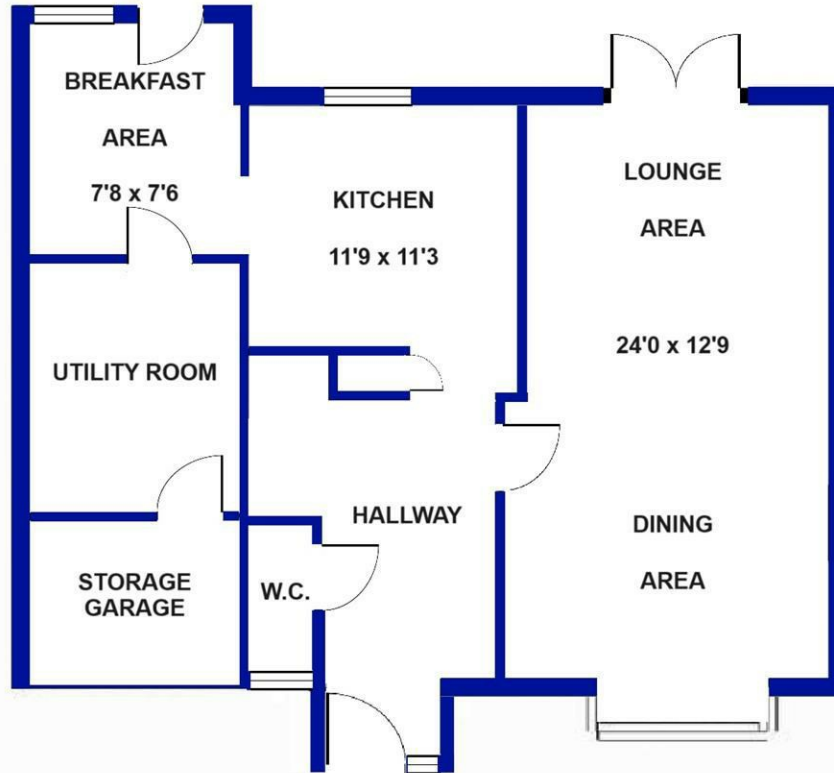
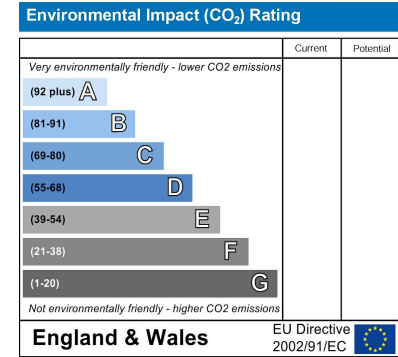
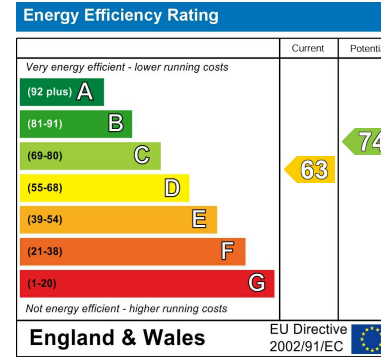


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the traffic island, continue ahead along Chapel Lane until reaching the next Traffic Island and take the 3rd exit onto the old A46 as directed to East Bridgford and Car Colston. Passing the Garden Centre on the left, turn next left as directed to East Bridgford. Proceed into the village and turn first right into Cross Lane and then first right into Bridle Ways where the property will be found on the left hand side.

**For Sat Nav use Post Code: NG13 8PT**

**Council Tax Band**

**F**







Double glazed entrance door into the

**EXTENDED HALLWAY**

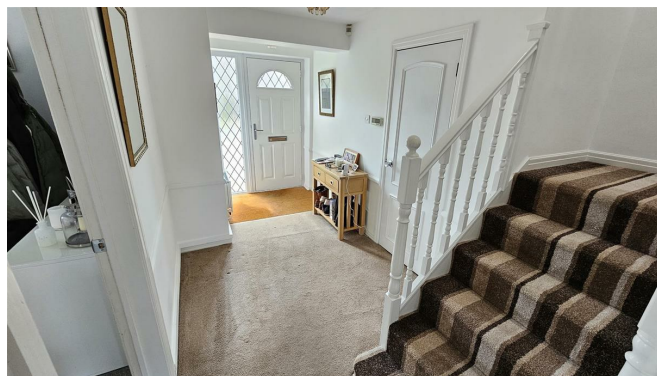
stairs to the first floor, a central heating radiator and internal doors accessing the Lounge & Dining area

**BREAKFAST KITCHEN**

**KITCHEN AREA**

11'9 x 9'3 (3.58m x 2.82m)

Fitted with a good range of high gloss base and wall mounted units with work surface over, inset ceramic sink and drainer, built-in dishwasher, built-in electric fan assisted oven and grill with gas hob and extractor fan over, space for fridge freezer, uPVC double glazed window to the rear elevation, door to good sized under stairs storage cupboard and open through to the Breakfast Area







**BREAKFAST AREA**

7'8 x 7'6 (2.34m x 2.29m )

UPVC double glazed window to the rear elevation, uPVC double glazed door to the Rear Garden and door to Utility Room.

**LOUNGE & DINING AREA**

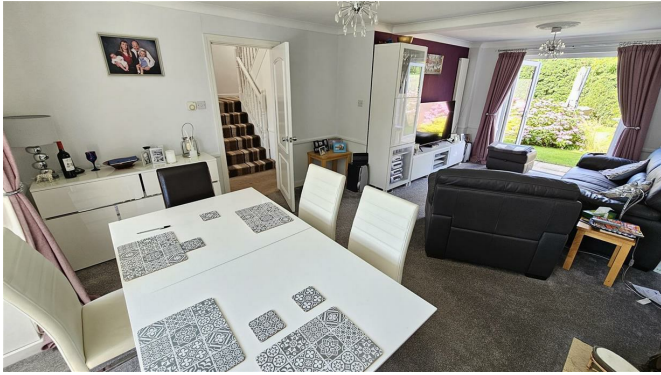
24'0 x 12'9 (7.32m x 3.89m)

**DINING AREA**

a light and airy room with double glazed windows to the front, a central heating radiator and a feature fireplace with coal effect fire.







### **LOUNGE AREA**

a light area of the room with double glazed double doors leading into the landscaped private rear garden. A contemporary and vertical central heating radiator.

### **UTILITY ROOM**

Created by the part-alteration to the GARAGE to provide a wonderful space with plumbing for washing machine, space for further appliances, wall mounted Worcester Bosch combination gas boiler and door to the remaining Garage Store Area.



### **CLOAKROOM / W.C.**

Fitted with a two piece suite comprising: W.C. and wash basin and having uPVC double glazed window to the front elevation







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### **LANDING**

A dog-leg staircase to the first floor landing.

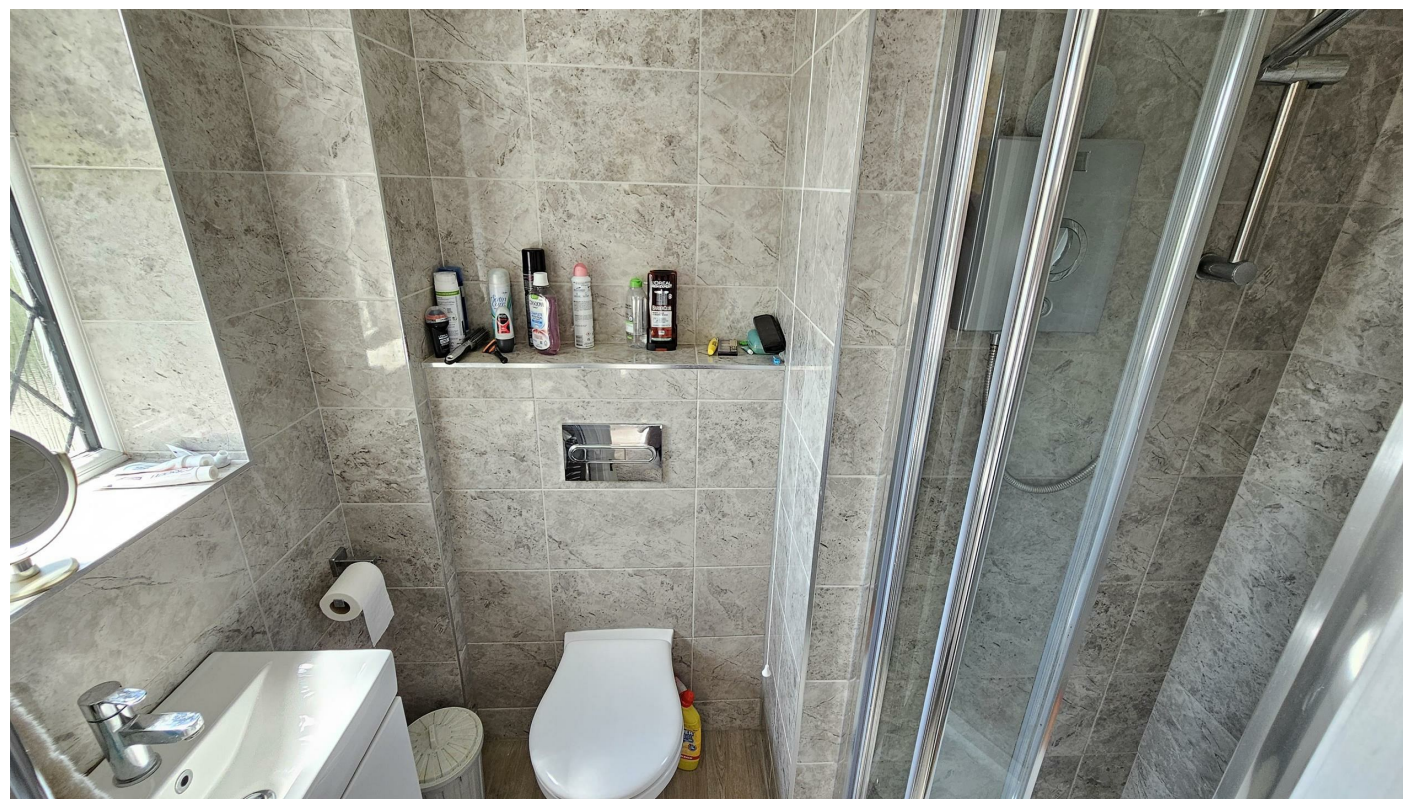
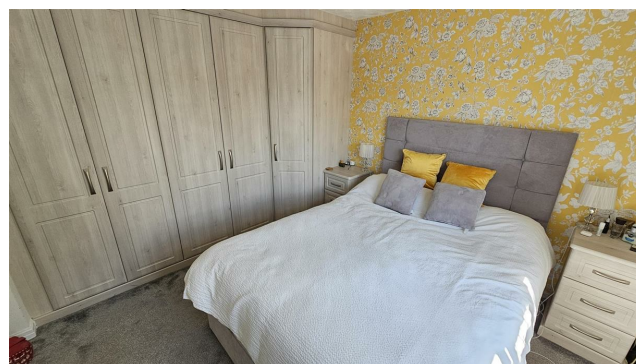
### **BEDROOM 1**

10'3 x 9'9 (3.12m x 2.97m)

with a central heating radiator and a double glazed window overlooking the front gardens and driveway. Fitted wardrobes with shelving and hanging.

### **FULLY TILED EN-SUITE SHOWER ROOM**

immaculate in presentation with a shower enclosure, wash hand basin with cupboard under, a low flush W.C. with concealed cistern and a frosted double glazed window to the front.







### **BEDROOM 2**

16'9 x 10'0 (5.11m x 3.05m)

with a central heating radiator and two double glazed windows overlooking the front gardens and driveway. Double wardrobes with shelving and hanging. Feature mirrored wall.

### **FAMILY BATHROOM**

a panelled and shaped bath with block mixer tap, shower over and screen, a low flush W.C., wash hand basin, wall mounted chrome towel radiator and two opaque double glazed windows.







**BEDROOM 3**

15'3 x 8'9 (4.65m x 2.67m)  
with a central heating radiator and two double glazed windows overlooking the very private and sunny rear garden. Double wardrobes with shelving and hanging. Wood effect flooring.

**BEDROOM 4**

9'0 x 8'9 (2.74m x 2.67m)  
with a central heating radiator and a double glazed window overlooking the very private and sunny rear garden. Wood effect flooring.







**OUTSIDE - FRONT GARDEN AREA**

The property occupies a pleasant position set back behind an open plan frontage which has been landscaped to maximise off road parking with block set off street parking and an adjacent driveway. A lawned area to the front is bordered by mature shrubs and trees to provide some privacy.







### **OUTSIDE - REAR**

Immediately to the rear of the property is a fully enclosed and secure private garden having extended flagstone patio areas ideal for entertaining and alfresco dining during those balmy summer evenings. A shaped lawned garden with mature shrub and heavily planted borders. A corner patio area is the ideal vantage point from which to enjoy the last rays of sunshine engulfed with the colour of shrub beds with inset mature trees.

### **OUTSIDE - THERE'S MORE TO TELL...**

The maturity of the well-stocked rear garden is a credit to the current owners and their attention to detail and creativity. A vast array of shrubs and plants ensure both colour and texture throughout with numerous vantage points cleverly placed as the sunshine makes its way around the garden. From the early morning breakfast coffee, the mid morning cuppa, the lunchtime snack, afternoon tea, al fresco dinner... to the last drops of Merlot at the end of a long day... a wonderful haven.







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!

