

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**5 MOSS CLOSE, EAST BRIDGFORD, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8LG**

£550,000

NO CHAIN!

A very spacious 4 bedroomed well presented family home which has been greatly extended and upgraded over the years, that is also situated within a highly desirable village location on a larger than average plot... with plenty of privacy and sunshine due to the south westerly facing aspect.

Accommodation is flexible and comprises a reception hallway, family lounge, extended family room overlooking the rear garden, open plan kitchen / dining area with double doors onto the private gardens, cloakroom and utility room to the ground floor. To the first floor there are four bedrooms and a family bathroom with both a bath and a separate shower, and a further shower room. Over 2,000 sq ft of accommodation!

To the front of the property, there is ample parking for several vehicles, (perfect for the growing family), with lawn and access to the double garage which provides plenty of storage or the possibility of further conversion works.

The south westerly facing rear is both a well-kept and larger than average lawned garden offering a high degree of privacy with established planting, hedged and fenced boundaries and paved patio entertaining area - perfect for those who enjoy al fresco dining during those balmy summer evenings.

For those not familiar with East Bridgford, it is one of the most requested locations in the area. There is a thriving Village Community and benefits from the reputation of the highly regarded St Peter's Primary School, a modern Health Centre, local shop/newsagent, Post Office and Hairdressers as well a Pub / Restaurant.

More extensive amenities are available in the nearby Market Town of Bingham. East Bridgford is well situated just a few minutes from the A52/A46 which allow access to the surrounding commercial centres of Nottingham, Newark and Leicester. The East Coast rail line to London is available from nearby Newark which is approached via the adjacent A46

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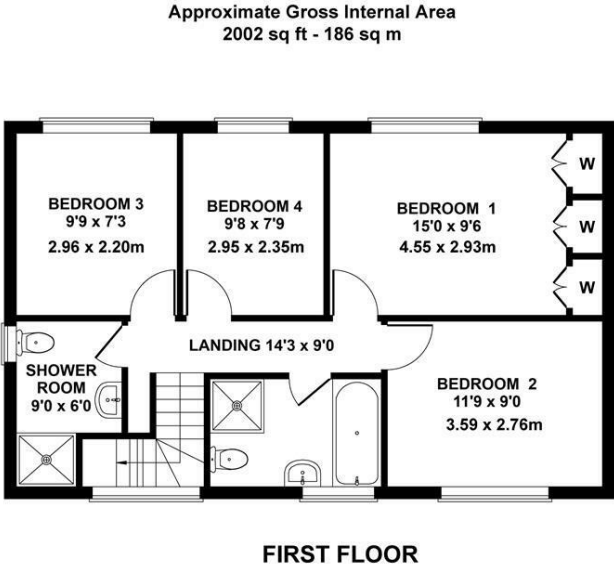
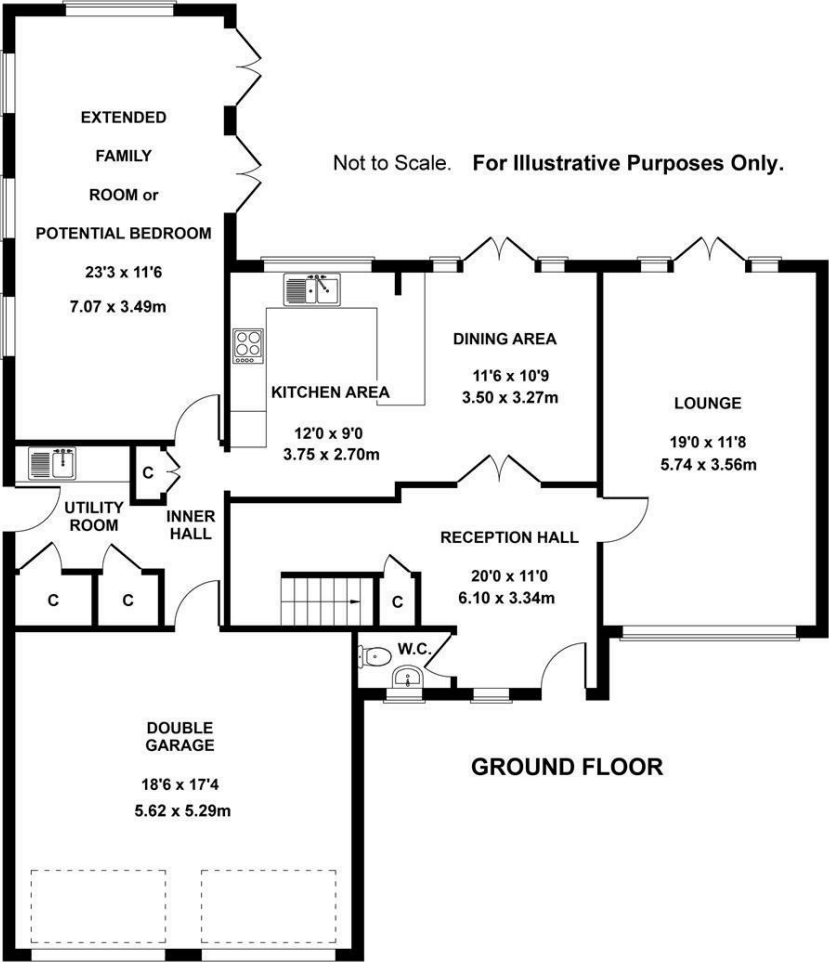
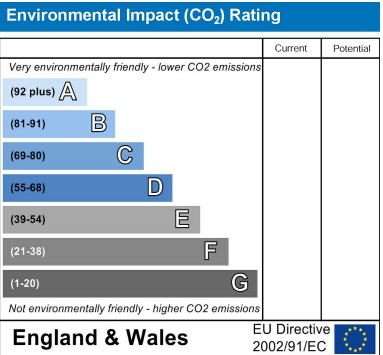
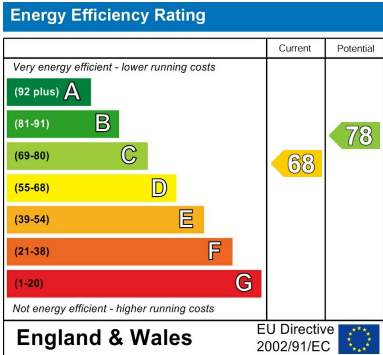


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the Margidunum Traffic Island take the third exit as directed to East Bridgford. Pass the garden centre on the left and then take the next left hand turning as directed to East Bridgford. On entering the village pass the Health Centre on the left hand side. Continue along Main Street and take the second right into College Street. Pass Browns Lane on the left. Turn next left into Moss Close. This particular property will then be found immediately on the left hand side and clearly denoted by the Hammond Property Services For Sale board.

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

Council Tax Band

F





UPVC door into the

RECEPTION HALL

20'0 x 11'0 (6.10m x 3.35m)
with a central heating radiator, wood effect flooring, stairs to the first floor and a large under-stairs storage cupboard. Multi-paned double doors into the dining area of the

OPEN PLAN DINING KITCHEN - DINING AREA

11'6 x 10'9 (3.51m x 3.28m)
A fantastic feeling of space due to the open plan arrangement as the dining area enjoys double glazed French doors opening out on to the rear garden, ceramic tiled flooring throughout. Plenty of storage space is provided by the wall mounted and base fitted units with granite effect worktops. All Bosch appliances including an electric double oven, 4 ring gas hob, microwave oven, plate warmer, extractor hood and dishwasher.





KITCHEN AREA

12'0 x 9'0 (3.66m x 2.74m)

Integrated dishwasher, inset one and a half bowl sink and drainer unit with mixer tap over, recessed spotlighting and door to the 'bonus' areas that are approached from an inner hallway, including a further bedroom / family room / snug / and there is a separate access to the utility room.

EXTENDED FAMILY ROOM / POTENTIAL BEDROOM?

23'3 x 11'6 (7.09m x 3.51m)

A large, light and bright spacious reception / multi-purpose room with two sets of double doors leading onto the patio area, a double glazed windows to the rear and two central heating radiators.





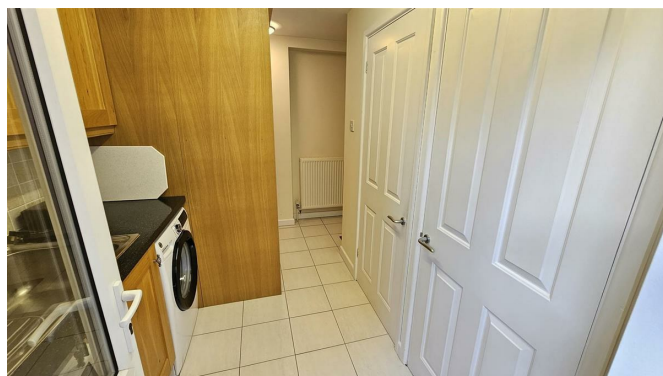
UTILITY ROOM

11'6 x 10'0 (3.51m x 3.05m)

with double glazed door to the side, ceramic tiled flooring, wall mounted and base fitted units, inset sink with drainer and mixer tap over, airing cupboard, fitted washing machine and tumble dryer. Access door to the garage.

DOWNSTAIRS W.C

Double glazed obscured window to the front and a central heating radiator, low level W.C., pedestal hand wash basin and tiled splash backs.

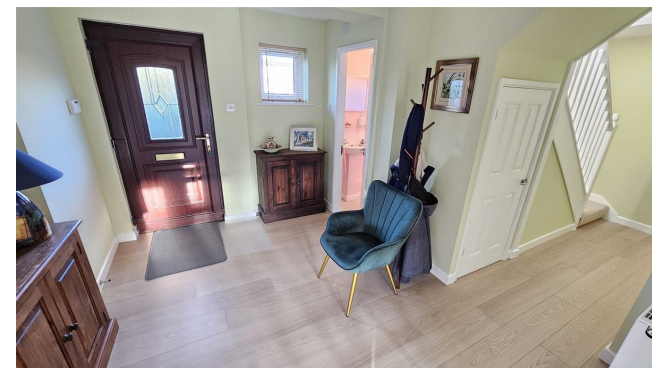




LOUNGE

19'0 x 11'8 (5.79m x 3.56m)

A light bright spacious airy reception room with double glazed window to the front and double doors leading to the large patio area at the rear, central heating radiators, a contemporary electric fire.





LANDING

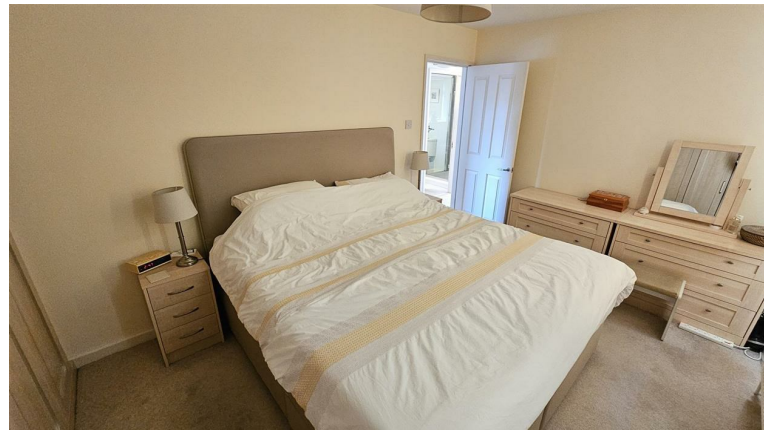
14'3 x 9'0 (4.34m x 2.74m)

A light and airy galleried landing with a double glazed window overlooking the front.

MASTER BEDROOM

15'6 x 10'4 (4.72m x 3.15m)

Double glazed window to the rear, a central heating radiator and a run of triple built-in double wardrobes.





BEDROOM 2

11'9 x 9'0 (3.58m x 2.74m)

Double glazed window to the front, a central heating radiator.

BATH & SHOWER ROOM

9'6 x 6'2 (2.90m x 1.88m)

with a four piece suite comprising a panelled bath with mixer tap, separate shower enclosure, a low level W.C., pedestal wash basin, tiled flooring and tiled splash backs. Double glazed window to the front and a chrome heated towel rail.





BEDROOM 3

9'9 x 7'3 (2.97m x 2.21m)

Double glazed window to the rear and a central heating radiator.

SHOWER ROOM

with a separate shower enclosure, a low level W.C., pedestal wash basin, tiled flooring and tiled splash backs. Double glazed window to the side and a chrome heated towel rail.

BEDROOM 4

9'8 x 7'9 (2.95m x 2.36m)

Double glazed window to the rear and a central heating radiator.





OUTSIDE TO THE FRONT

The perfect front garden for the growing family with plenty of parking for several vehicles on the double width drive with access to the DOUBLE GARAGE with two electric up and over doors to the front, power, light, double glazed windows. Mainly laid to lawn with plenty of mature shrubs the front, the established garden area is beautifully maintained and there is gated access to the rear.





OUTSIDE REAR

The south westerly facing rear garden is ideal for those looking for privacy, plenty of sunshine and the perfect area in which to entertain friends and family with a large patio area, a mainly lawned garden with established trees, shrubbery and a garden shed; all enclosed by mature hedged boundaries.

