



Haycroft Way, East Bridgford
Nottingham, NG13 8PB



Haycroft Way, East Bridgford
Nottingham, NG13 8PB
£550,000

Offered to the market is this immaculately presented, four bedroom family home. Situated down a peaceful cul-de-sac within this desirable Village of East Bridgford enjoying stunning countryside views to the rear elevation. Accommodation is set over three floors and comprises: Entrance Hall, Ground Floor W.C., spacious Living Room with feature log burner, open plan Living / Dining Kitchen with Bi-fold doors leading out to the Rear Garden, Family Room / Study, Three Bedrooms and luxury Bathroom to the first floor and Master Suite to the second floor. There is an attractive landscaped Rear Garden, driveway to the front providing off street parking and half Garage Store. Freehold. Council Tax Band - D. EPC - D.



Entrance

UPVC double glazed front door leading into the Entrance Hall.

Entrance Hall

A lovely light and bright, welcoming reception with tiled flooring, stairs rising to the first floor, solid Oak doors leading to the Living Room, Ground Floor W.C. and Family Room / Office and Oak and glazed interior door to the Open Plan Kitchen / Living / Dining Space.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin set into a vanity storage unit. Continuation of the tiled flooring, heated towel rail and uPVC double glazed window to the front elevation.

Family Room / Home Office

14'6" x 8'1" (4.43 x 2.47)

UPVC double glazed window and door to the rear elevation, wood effect laminate flooring and door to the Store Room.

Store Room

Formally part of the original Garage this space has light and power and Garage door to the front elevation.

Living Room

16'0" x 12'11" (4.88 x 3.94)

A spacious Primary Reception Room having uPVC double glazed windows to the front and side elevations, television point and feature Cast Iron log burning stove set onto a Granite hearth and surround with wooden mantel over.

Open Plan Kitchen / Living / Dining Space

A stunning open plan space ideal for family living and entertaining.

Living / Dining Area

16'9" x 10'10" (5.11 x 3.32)

A light filled and versatile space with uPVC double glazed Bi-fold doors leading out to the South Facing Rear Garden, uPVC double glazed windows to the side elevations, continuation of the tiled flooring, electric under-floor heating and opening through to the Kitchen Area.

Kitchen Area

9'6" max x 16'2" max (2.91 max x 4.93 max)

Fitted with a good range of Shaker Style base and wall mounted units with wood effect work surface over, inset stainless steel sink and drainer with contemporary mixer tap, electric touch hob with extractor fan over, built-in dishwasher, built-in under counter fridge and freezer, built-in double electric fan assisted oven and grill, space and plumbing for washing machine, continuation of the tiled flooring, electric under-floor heating, uPVC double glazed windows to the rear and side elevations and uPVC double glazed door to the side elevation.

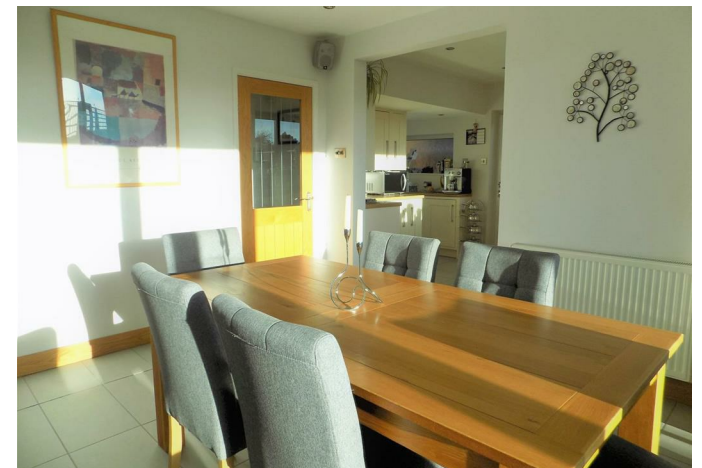
First Floor Landing

UPVC double glazed window to the side elevation, stairs rising to the Second Floor and white wooden doors to the first floor accommodation.

Family Bathroom

9'2" x 8'10" (2.80 x 2.71)

A generously proportioned and luxurious Family Bathroom being fitted with a four piece suite comprising: W.C. and wash basin set into a vanity storage unit, triple walk-in shower with chrome rain shower and rinser over and feature shaped bath with chrome waterfall tap, inset alcove storage with lighting, plinth lighting, contemporary Porcelain tiling to walls and floors, electric under-floor heating, heated towel rail and uPVC double glazed windows to the rear and side elevations.



Bedroom Three

10'1" x 11'10" (3.08 x 3.62)

UPVC double glazed window to the rear elevation with attractive views overlooking the Rear Garden and fields beyond and built-in wardrobe.

Bedroom Four

7'10" x 9'10" (2.40 x 3.01)

UPVC double glazed window to the front elevation and built-in wardrobe.

Bedroom Two

16'4" x 12'11" (4.99 x 3.95)

UPVC double glazed windows to the front and side elevations and built-in wardrobes.

Second Floor Landing

Built-in storage and solid Oak door to the Master Suite.

Master Bedroom

15'3" max x 10'2" (4.65 max x 3.12)

Double glazed Velux Skylight windows to the rear and front elevations again enjoying the views over fields to the rear, built-in eave storage, one of which leads to a good sized loft storage space, built-in wardrobe and solid Oak door to the En-Suite Shower Room.

En-Suite Shower Room.

Fitted with a three piece suite comprising: W.C. wash basin and shower cubicle with Mira shower rover, double glazed Velux Skylight to the rear elevation and eave storage.

Rear Garden

The South facing Rear Garden has been beautifully landscaped to provide several patio areas ideal for entertaining and alfresco dining, shaped lawn with raised stone flower beds to the rear, timber shed ideal for storage and pedestrian access to the side elevation leading round to the front.

Outside to the Front

There is a contemporary landscaped Front Garden and driveway providing off street parking for several vehicles.





Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

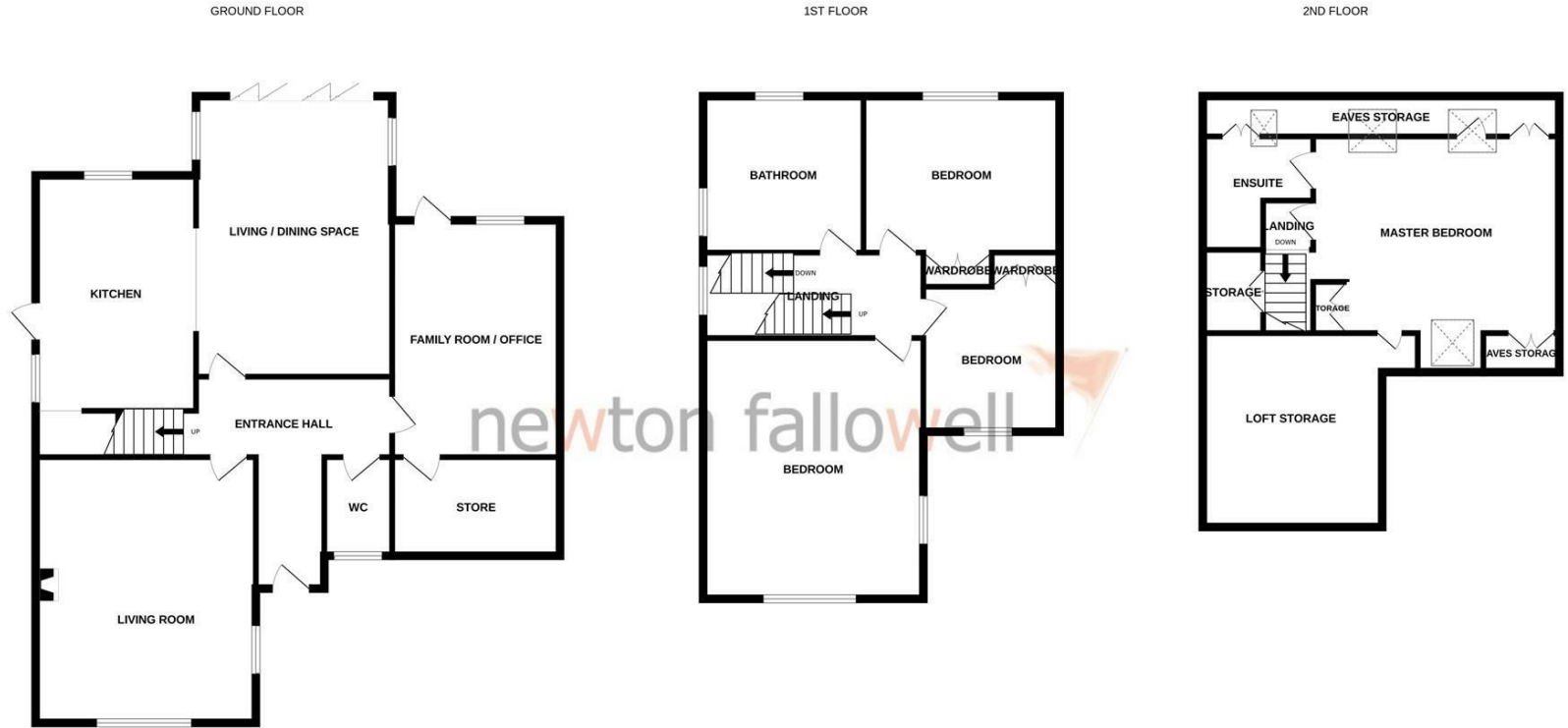
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Agents Note

This property is Gas centrally heated, has mains drains, water and electric and broadband.



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 <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

