



**Bridle Ways, East Bridgford**  
Nottingham, NG13 8PT



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£485,000**

Offered to the market is this spacious, four double bedroom, detached family home. Situated on a quiet cul-de-sac within the desirable Village of East Bridgford with accommodation comprising: Entrance Hall, Ground Floor W.C., light and bright double aspect Living / Dining Room, Kitchen opening onto the Breakfast Room, Utility Room, Four Bedrooms, Master having En-Suite, Family Bathroom, Part Garage ideal for storage, landscaped Gardens and off street parking. Council Tax Band - F. EPC Rating - D. Freehold.

**Entrance Hall**

UPVC double glazed front door, stairs rising to the first floor and internal doors accessing the Living / Dining Room, Kitchen and Ground Floor W.C.

**Ground Floor W.C**

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



### Living / Dining Room

24'2" max x 12'8" max (7.37m max x 3.88m max)

A light and bright Primary Reception Room with uPVC double glazed window to the rear elevation and uPVC double glazed box bay window to the front elevation, feature fireplace and television point.

### Kitchen

11'9" x 9'3" (3.60m x 2.84m)

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 Room.

### Breakfast Room

7'8" x 7'7" (2.34m x 2.33m)

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

### Utility Room

Space and plumbing for washing machine, space for further appliances, wall mounted Worcester Bosch combination gas boiler and door to the Garage Store Area.

### Landing

Doors to the Bedroom and Bathroom accommodation and sun tunnel with lighting.

### Master Bedroom

9'9" x 10'3" (2.98m x 3.13m)

UPVC double glazed window to the front elevation and door to the En-Suite.

### En-Suite

Fitted with a three piece suite comprising: Wash hand basin, fully tiled shower cubicle and W.C., uPVC double glazed obscure glass window to the front elevation, shaver point and wall mounted heated towel rail.

### Bedroom Two

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

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

### Bedroom Three

15'2" x 8'8" (4.63m x 2.66m)

Two uPVC double glazed windows to the rear elevation and built-in wardrobe.

### Bedroom Four

9'0" x 8'9" (2.76m x 2.68m)

UPVC double glazed window to the rear elevation.

### Family Bathroom

Fitted with a three piece suite comprising: W,C, wash basin and panel bath with shower over, wall mounted vertical heated towel rail and uPVC double glazed window to rear elevation.

### Part Garage Store Area

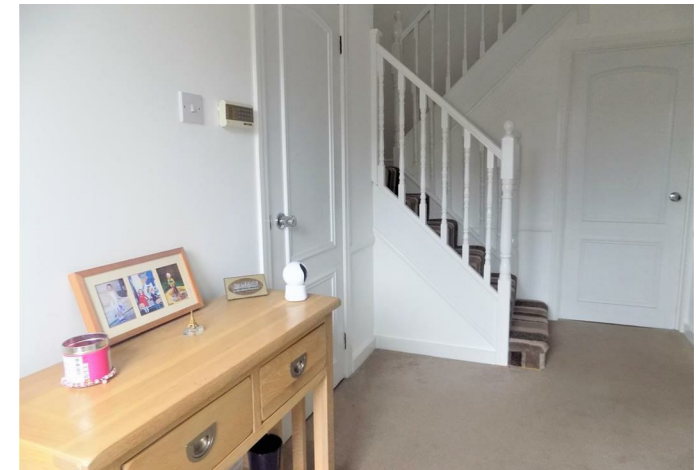
Garage door to the front elevation.

### Rear Garden

The Rear Garden is laid mainly to lawn with patio areas ideal for entertaining and alfresco dining with pedestrian access leading to the front of the property.

### Outside to the Front

There is a Front Garden laid to lawn and driveway providing off street parking.



### 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.

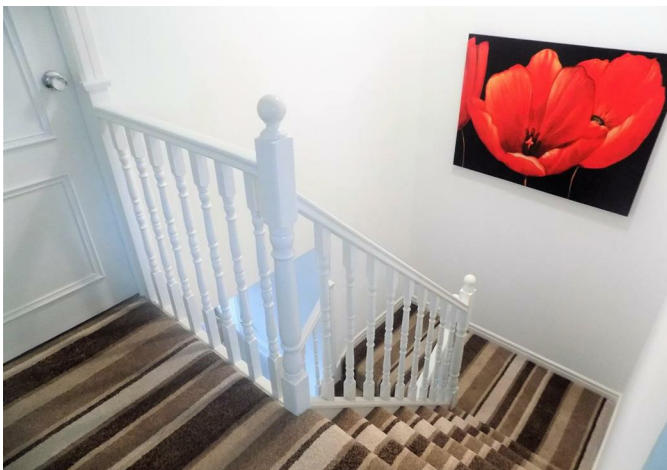
Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this 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.

### 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.

### Agents Note

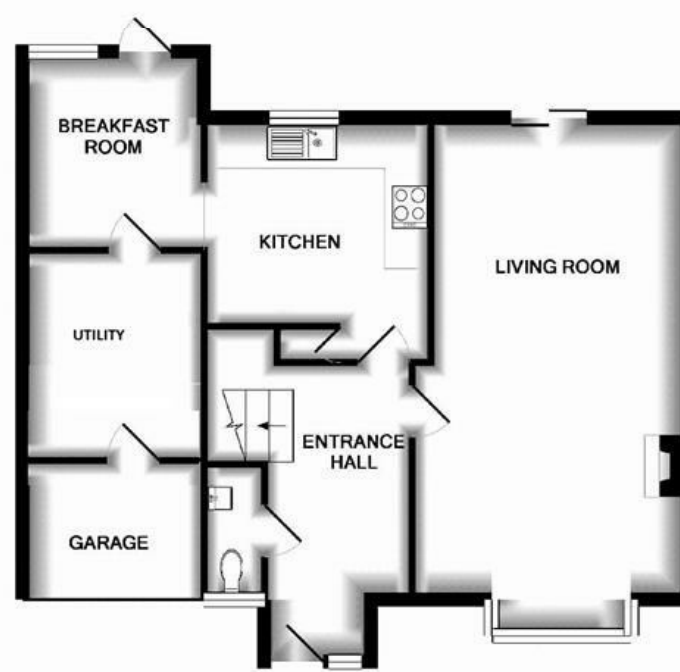
This property is Gas centrally heated, has mains drains, water and electric and broadband.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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