



**Moss Close, East Bridgford**  
Nottingham, NG13 8LG



## Moss Close, East Bridgford Nottingham, NG13 8LG £400,000

Offered to the market is this versatile, detached home located within the desirable Village of East Bridgford. Situated on a corner plot with accommodation comprising: Entrance porch, ground floor w.c., entrance hall, living room with feature log burner, kitchen dining room, garden room, utility room, ground floor bedroom / further reception room to the ground floor, two double bedrooms and shower room to the first floor and having a single garage, driveway providing off street parking and established gardens to three sides. Council Tax Band - E. EPC Rating - C. Freehold.

### Entrance

UPVC double glazed door to the Entrance Porch.

### Entrance Porch

6'9" x 6'0" (2.08m x 1.83m)

A practical space with coat hanging, tiled flooring and doors to the Ground Floor W.C. and Entrance Hall.

### Ground Floor W.C.

6'0" x 4'5" (1.85m x 1.37m)

Fitted with a two piece suite comprising: W.C. and wash basin, tiled flooring and double glazed window.



### Entrance Hall

A spacious Entrance Hall having staircase rising to the first floor landing with under stairs cupboard and access to Living Room, Bedroom Three / Reception Room and Kitchen Diner.

### Living Room

17'5" x 10'7" (5.31m x 3.23m)

A light and bright Primary Reception Room with uPVC double glazed windows to the front and side elevations, television point and feature fireplace with log burning stove.

### Ground Floor Bedroom / Reception Room

11'1" x 10'5" (3.38m x 3.18m)

A versatile room which could be utilised as a ground floor double bedroom, or alternatively additional reception room, having built-in cupboards, Parquet flooring and double glazed window.

### Kitchen Diner

22'8" max x 12'2" max (6.93m max x 3.71m max)

The Kitchen Area is fitted with a good range of base and wall mounted units with work surface over, breakfast bar, integrated appliances including electric fan assisted double oven and grill, five ring stainless steel finish gas hob with extractor fan over, dishwasher, ceramic sink and drainer and wall mounted gas central heating boiler opening through to a spacious Dining Area. There is solid Oak flooring, two UPVC double glazed windows, patio doors to the Garden Room and internal door to the Utility Room.

### Garden Room

13'5" x 11'10" (4.11m x 3.63m)

A lovely addition to this property is this light filled Garden Room with uPVC double glazed windows, double glazed door to the Garden and feature Sky Lantern and wooden flooring with under floor heating.

### Utility Room

6'5" x 5'6" (1.98m x 1.68m)

Space and plumbing for washing machine, shelved alcove, double glazed exterior door and interior sliding door to the Garage.

### First Floor Landing

Double glazed dormer window to the side elevation, access to loft space and doors to Bedrooms One, Two and Shower Room.

### Bedroom One

11'3" max x 14'9" max (3.45m max x 4.52m max)

A good sized double bedroom benefitting from a dual aspect with double glazed windows to two elevations, part-pitched ceiling and access to under eaves storage.

### Bedroom Two

11'8" x 12'5" (3.56m x 3.81m)

Another good sized double bedroom with double glazed window, part-pitched ceiling and access to under eaves storage.

### Shower Room

7'10" max x 5'10" max (2.41m max x 1.80m max)

Fitted with a three piece suite comprising: W.C. and wash basin set into a vanity storage unit and walk-in double shower cubicle with glass screen. There is contemporary tiling, a stainless steel heated towel rail and double glazed window.

### Garage

16'9" x 9'1" (5.11m x 2.79m)

Garage door to the front, light and power and window to the rear elevation.



## Gardens

Set on a corner plot this detached home enjoys gardens to three sides including: A south westerly facing garden to the front, driveway providing off road parking for several vehicles, and to the side is a lawned garden enclosed by picket fencing leading into a larger main garden to the side laid mainly to lawn with a good sized seating area and decked area both ideal for entertaining and alfresco dining, established hedging and paneled fencing and timber summer house.

There is an additional courtyard garden area to the westerly side with raised timber decked area and timber storage shed, and graveled area to the rear.

## Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

## 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.

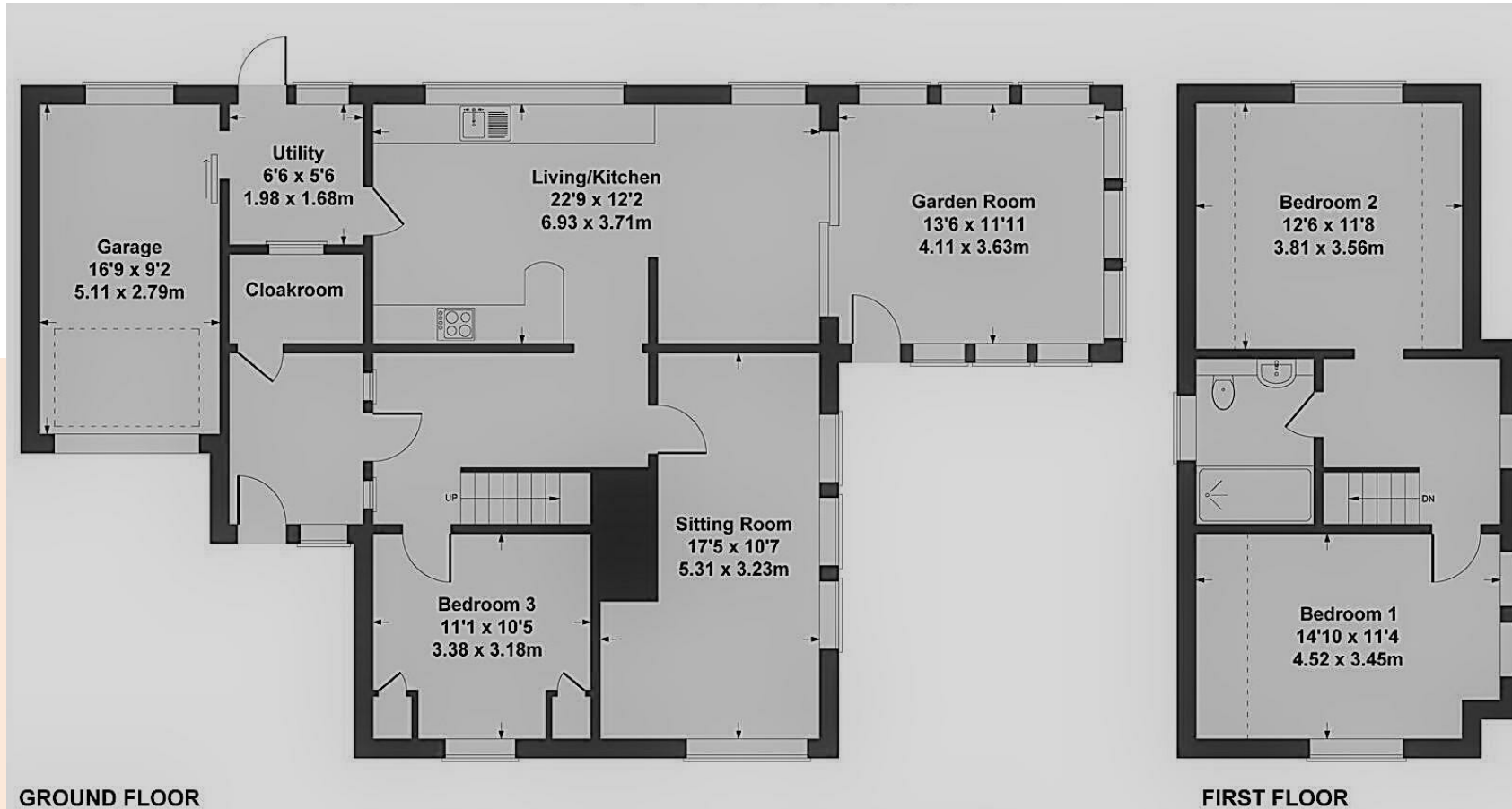
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



**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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