



61 Main Street, East Bridgford,
Nottinghamshire, NG13 8PA

£485,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Character Cottage
- Master Ensuite & Dressing Room
- Utility & Cloakroom
- Courtyard Garden to Rear
- 3 Double Bedrooms
- Farmhouse Style Kitchen
- Integral Garage
- EPC Rating - C

A truly stunning part attached period cottage which has undergone a complete programme of sympathetic and well thought out restoration, finished to an exceptionally high standard with a great deal of thought and attention to detail creating a beautiful period home which has retained much of its character, located close to the heart of this highly regarded and much sought after village.

The cottage extends to approximately 1400 sq ft and has benefitted from a tasteful extension to the rear elevation allowing for a reconfiguration of the original layout to create two well proportioned receptions and beautifully appointed breakfast kitchen with French doors leading out onto an enclosed rear terrace. In addition there is a useful utility and ground floor cloakroom. To the first floor there are three double bedrooms, each offering vaulted ceilings with exposed timbers and the master bedroom benefitting from ensuite shower room and separate dressing room, plus the main bathroom.

The property exudes character benefitting from heavily beamed ceilings blended with more contemporary elements with attractive Travertine tiled flooring, the kitchen is finished with a generous range of bespoke units finished in Farrow & Ball colours and the bathrooms completed with white Duravit suites and Porcelainosa tiles.

The property occupies a convenient location within walking distance of the heart of the village, fronting Main Street which offers on-road parking but the cottage does benefit from an integral garage providing secure parking for one vehicle, or use as a storage area, and the village car park is very nearby.

The rear garden is of a manageable size and designed for low maintenance, being a flagged courtyard area perfect for entertaining and linking back into the kitchen.

Overall viewing is the only way to truly appreciate this beautifully appointed individual home.

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A PERIOD STYLE TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

14'8 x 4'3 (4.47m x 1.30m)

An attractive entrance vestibule having beautiful Travertine flagstone tiled floor, period style column radiator, inset LED downlighters to the ceiling, staircase rising to the first floor and door to:

DINING ROOM

12'2 x 9'3 min 11'9 max (3.71m x 2.82m min 3.58m max)

A versatile reception space which links back to the kitchen making it ideal as a formal dining room and offering a wealth of character with exposed oak beams, wide board engineered oak flooring, period style column radiator, cottage style double glazed windows to the front, cottage latch door giving access into a useful understairs storage cupboard and a stripped pine door leading through into:

BREAKFAST KITCHEN

24'3 max x 9'7 max (7.39m max x 2.92m max)

A superb space which has benefitted from a single storey extension to the rear creating a fantastic L shaped breakfast area, having a great deal of thought and attention to detail with a bespoke farmhouse style kitchen including built in Butler's pantry with a generous level of drawer units beneath, built in full height larder unit, integrated wine rack, alcove designed for American style fridge freezer.

The main run of preparation area finished in an attractive quartz granite with under-mounted Rangemaster twin bowl ceramic Belfast style sink with chrome swan neck mixer tap and granite splashbacks, space for free standing gas or electric range with Rangemaster hood over and glass splashback, pull-out concealed bin unit, integrated Smeg dishwasher. Inset downlighters to the ceiling, additional part pitched ceiling with inset Velux skylight, vertically mounted contemporary column radiator, continuation of the Travertine flagstone tiled floor, double glazed window and French doors leading out into the rear courtyard garden.

A further stripped pine door leads through into:

UTILITY ROOM

6'10 x 4'10 (2.08m x 1.47m)

Having fitted base units complementing the main kitchen, which conceal integrated washing machine and tumble drier, pull-out storage rack and quartz granite work surface over, continuation of the Travertine tiled floor, central heating radiator, inset downlighters to the ceiling, courtesy door leading through into the garage, UPVC double glazed window to the rear and further stripped pine door giving access through into:

CLOAKROOM

8'0 x 3'2 max (2.44m x 0.97m max)

Having a contemporary Duravit two piece white suite comprising half pedestal wc with concealed cistern, pedestal wash hand basin with chrome mixer tap, stone and glass mosaic tiled splashback, continuation of the Travertine flooring, central heating radiator, cloaks hanging space, wall mounted extractor and double glazed window to the rear.

SITTING ROOM

15'0 x 14'5 (4.57m x 4.39m)

A well proportioned main reception offering a wealth of character and features with heavily beamed ceiling, wide board strip wood flooring, two period style column radiators and two double glazed windows to the front. The room also has access into the entrance hall and breakfast area of the kitchen.

RETURNING TO THE ENTRANCE HALL A STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

With contemporary glass and oak balustrade, part pitched ceiling with exposed timbers and inset skylights, central heating radiator and period stripped pine door leading to:

BEDROOM 1

14'2 x 10'5 (4.32m x 3.18m)

A well proportioned double bedroom having part pitched ceiling with exposed king post and truss, central heating radiator, inset downlighters and double glazed window to the front.

ENSUITE SHOWER ROOM

8'0 x 5'0 (2.44m x 1.52m)

Beautifully appointed with a contemporary white suite comprising large double width shower enclosure with glass screen and chrome wall mounted shower mixer with independent handset and contemporary rose, half pedestal wc with concealed cistern, half pedestal wash basin with chrome mixer tap and pop up waste, stone and glass mosaic tiled splashbacks, slate tiled floor, chrome contemporary towel radiator, part pitched ceiling with inset skylight and extractor.

DRESSING ROOM

7'0 x 4'7 (2.13m x 1.40m)

Having fitted shelving and hanging rails, central heating radiator, pitched ceiling with inset skylight, wall light point.

BEDROOM 2

11'9 x 9'5 (3.58m x 2.87m)

A further double bedroom having attractive part pitched ceiling with exposed king post and truss, inset downlighters, central heating radiator and double glazed window to the front.

BEDROOM 3

14'8 x 8'2 (4.47m x 2.49m)

Again a double bedroom benefitting from dual aspect, attractive part pitched ceiling with exposed king post and truss, inset skylights, central heating radiator, double glazed windows to the front and rear elevations.

BATHROOM

8'8 x 5'6 (2.64m x 1.68m)

Having a superb contemporary Duravit suite comprising tile panelled bath with chrome mixer

tap, separate chrome wall mounted shower mixer with independent handset and contemporary rose over, half pedestal wc with concealed cistern, pedestal wash hand basin with chrome mixer tap and pop up waste, mosaic tiled splashbacks, slate tiled floor, chrome contemporary towel radiator, part pitched ceiling with inset skylight and extractor.

EXTERIOR

The property fronts Main Street with on-street parking to the front and accessed via an up and over door is an:

INTEGRAL GARAGE

14'9 max x 10'0 max (4.50m max x 3.05m max)

Having power and light, electrical consumer unit, wall mounted Alpha gas central heating boiler.

REAR COURTYARD GARDEN

To the rear of the property is a delightful low maintenance courtyard which can be accessed off the breakfast area of the kitchen creating an excellent everyday outdoor living/entertaining space. Having flagstone terrace, raised gravelled seating area/borders, enclosed by timber fencing offering an excellent degree of privacy.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

An element of the property has a flying freehold above with the adjacent dwelling.

The property is located within the village conservation area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

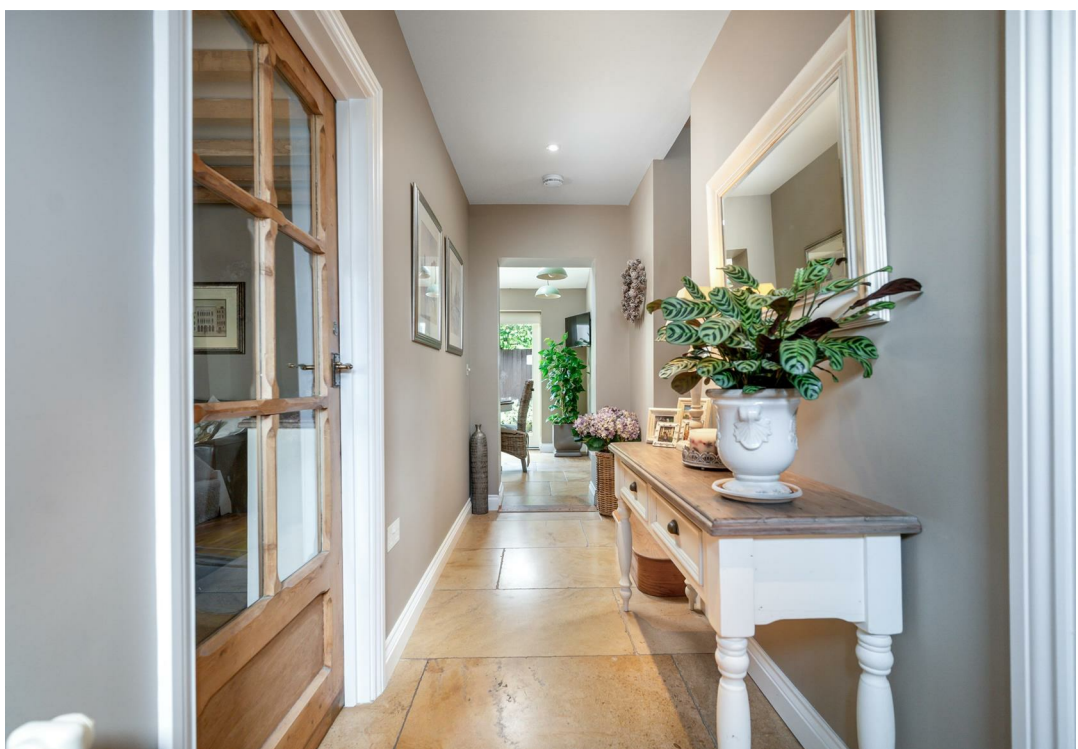
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

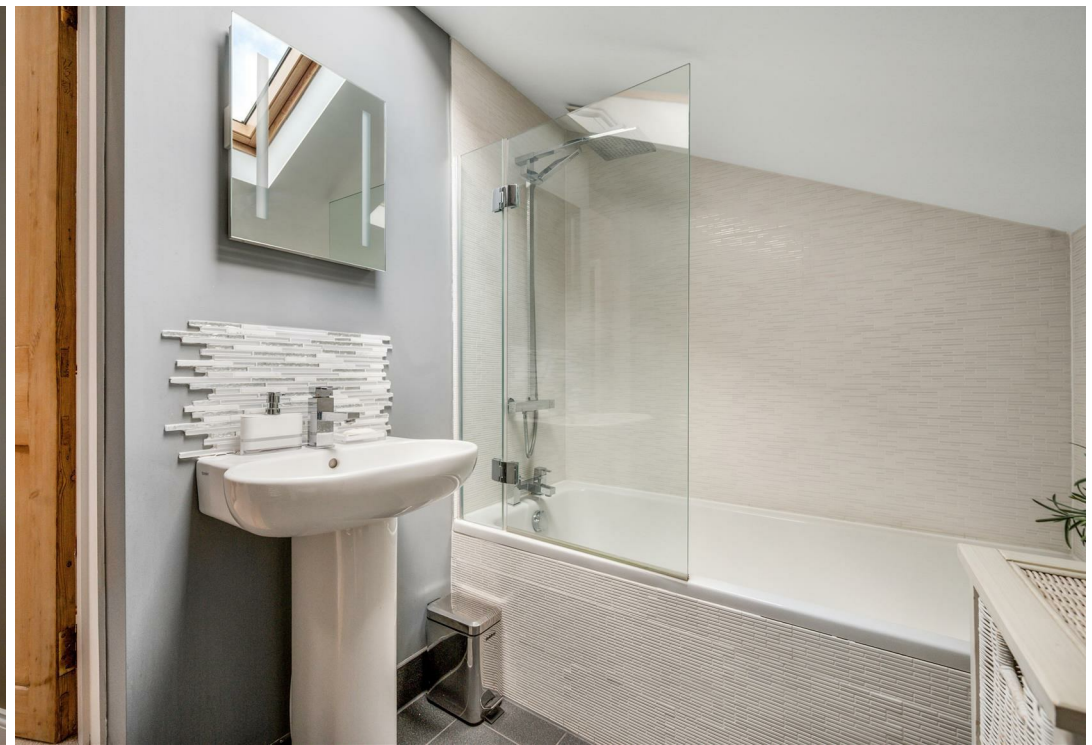




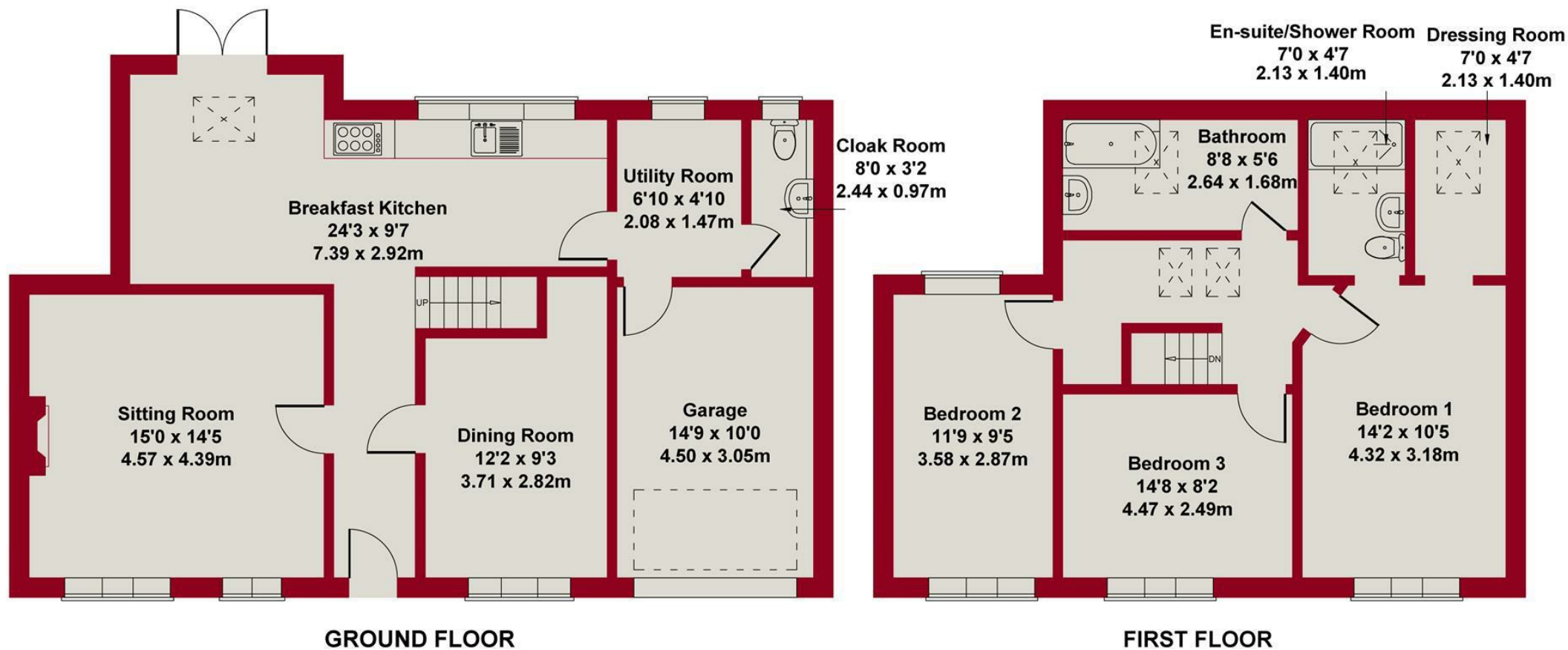












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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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		
	78	82
England & Wales		
EU Directive 2002/91/EC		

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		
	44	80
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Surveyors, Estate Agents, Valuers, Auctioneers