



2 Hackers Close, East Bridgford,  
Nottinghamshire, NG13 8PU

£725,000

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 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- New Build Contemporary Home
- 2 Ensuites & Main Bathroom
- Superb Open Plan Living Kitchen
- Small Cul-De-Sac Setting
- Garage & Off Road Parking
- 5 Double Bedrooms
- 3 Receptions
- High Specification Finish
- Utility & Ground Floor Cloak Room
- Viewing Highly Recommended

**\*\* PLEASE NOTE THE INTERNAL PHOTOGRAPHS ARE FOR ILLUSTRATIVE PURPOSES ONLY \*\***  
We have pleasure in offering to the market this well thought out, family orientated, contemporary new build home tucked away off a private driveway shared with a handful of properties and forming one of four high specification homes, positioned close to the heart of this highly regarded and well served village.

The properties are nearing completion and offer a fantastic level of internal accommodation approaching 2,700sq.ft including an integral garage, (accommodation 2,421 sqft). Having contemporary fixtures and fittings including engineered oak internal doors, deep skirtings and architraves, UPVC double glazed windows, neutral decoration, recessed downlighting to many of the rooms and beautifully appointed kitchens and bathrooms. In addition there is gas central heating and underfloor heating to the ground floor. Plots 1, 2, and 3 boast five double bedrooms with built in wardrobes, two bedrooms benefiting from ensuite facilities, and separate spacious family bathroom. The kitchens are tastefully appointed and all provide large, open plan spaces with both living and dining areas, the kitchens being well appointed with a generous range of units finished in heritage colours having Bosch integrated appliances, quartz preparation surfaces and complementing central island units.

The properties offer a wonderful spacious feel with large entrance hall and galleried landings, boasting three reception rooms as well as the large open plan living kitchens, making them perfect for families, especially those locating into the village and making use of the local schools.

All the properties offer off road parking with garaging and enclosed rear gardens.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

### **EAST BRIDGFORD**

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, 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.

AN ATTRACTIVE COTTAGE STYLE OAK FRAMED PORCH WITH FLAGGED PATHWAY LEADS TO A CONTEMPORARY ENTRANCE DOOR AND, IN TURN, THE:

### **ENTRANCE HALL**

20'6" x 6'7" min (11'4" max) (6.25m x 2.01m min (3.45m max))

A well proportioned L shaped entrance hall having staircase rising to the first floor landing with useful built in cloaks cupboard and further doors leading to:

### **PLANT ROOM**

8'6" x 4'5" (2.59m x 1.35m)

A great space providing a good level of storage but also houses the plant containing pressurised hot water system, wall mounted Worcester Bosch gas central heating boiler, electrical consumer unit and under floor heating manifolds.

### **LIVING/DINING KITCHEN**

29'5" max x 15'10" max (8.97m max x 4.83m max)

A superb open plan, light and airy L shaped space, flooded with light benefitting from two runs of bifold doors to the rear as well as a central sky lantern to the living area, creating a wonderful everyday living/entertaining space. The kitchen will be tastefully appointed with a generous range of contemporary units and integrated appliances.

A further door leads through into:

### **UTILITY ROOM**

10' x 6'4" (3.05m x 1.93m)

A useful utility room which will be appointed with a range of contemporary units and having a courtesy door into the garage.

### **SITTING ROOM**

18'8" x 11'8" (5.69m x 3.56m)

A well proportioned sitting room providing a versatile reception space with bifold doors into the rear garden.

### **DINING ROOM**

13'8" x 9'11" (4.17m x 3.02m)

A versatile reception space which could be utilised for a variety of purposes whether it be formal dining or an additional snug/family room, having double glazed window to the front elevation.

### **STUDY**

9' x 8'7" (2.74m x 2.62m)

A good sized home office perfect for today's way of working, having double glazed window to the front elevation.

### **GROUND FLOOR CLOAK ROOM**

6'6" x 3'11" (1.98m x 1.19m)

To be appointed with a contemporary suite and having double glazed window to the side.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

## FIRST FLOOR LANDING

20'7" max x 16'8" max (6.27m max x 5.08m max)

A well proportioned L shaped space having aspect to the front with useful built in storage cupboard, access to loft space above, deep skirtings and double glazed window.

## BEDROOM 1

18'3" x 14'3" max inc dressing room & ensuite (5.56m x 4.34m max inc dressing room & ensuite)

A well proportioned master suite offering around 260sq.ft. of floor area including initial walk through wardrobe/dressing area with central heating radiator and double glazed window overlooking the rear garden. This area in turn opens out into a double bedroom having deep skirtings, double glazed window to the front and further pocket door leading through into:

## ENSUITE SHOWER ROOM

8' x 6'2" (2.44m x 1.88m)

To be fitted with a contemporary suite and having double glazed window to the rear.

## BEDROOM 2

18'9" max x 11'9" max inc ensuite (5.72m max x 3.58m max inc ensuite)

A further double bedroom also benefitting from ensuite facilities, offering around 220sq.ft. of floor area (including double bedroom and ensuite facilities) having central heating radiator, double glazed window overlooking the rear garden and further door leading into:

## ENSUITE SHOWER ROOM

8' x 5'10" (2.44m x 1.78m)

To be fitted with a contemporary suite and having double glazed window to the rear.

## BEDROOM 3

15'8" x 14' (4.78m x 4.27m)

A double bedroom overlooking the rear garden with central heating radiator and double glazed window.

## BEDROOM 4

14'11" x 10'4" (4.55m x 3.15m)

A double bedroom having aspect to the front with central heating radiator and double glazed window.

## BEDROOM 5

11'4" x 9'3" (3.45m x 2.82m)

A further good sized room, still large enough to accommodate a double bedroom but, alternatively, would make an excellent dressing room or first floor office, having central heating radiator and double glazed window to the front.

## FAMILY BATH/SHOWER ROOM

9'6" max x 9'2" (2.90m max x 2.79m)

A well proportioned family bathroom having four piece suite with both shower enclosure and separate bath and double glazed window to the side.

## EXTERIOR

The property is set back from the close by an open plan frontage which will be mainly laid to lawn with pathway leading to the front door and block set driveway providing off road car standing and, in turn, leading to the integral garage. The rear garden, which is mainly laid to lawn, offers a good degree of privacy and is enclosed by hedging and feather edge board fencing with an initial paved terrace that links back into the main reception as well as the living area of the kitchen.

## GARAGE

18'3 x 14'2" (5.56m x 4.32m)

Having roller shutter up and over door, power and light and courtesy door to the side.

## COUNCIL TAX BAND

Rushcliffe Borough Council - TBC

## TENURE

Freehold

## ADDITIONAL NOTES

The photos used in this marketing literature are for illustration purposes only.

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

Please note, the properties are located on a private driveway with the intention that a management company will be formed once the last property has completed. Further details to be confirmed.

The properties will benefit from a ten year warranty underwritten by "Advantage"

The property lies 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#>

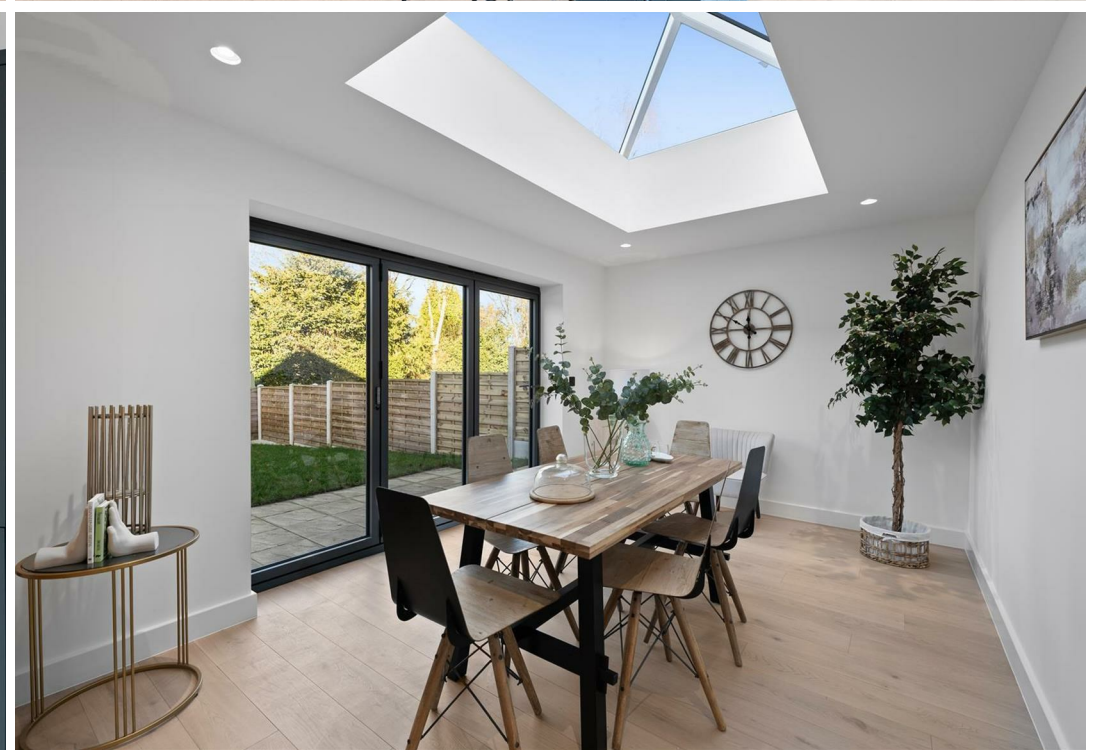
Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

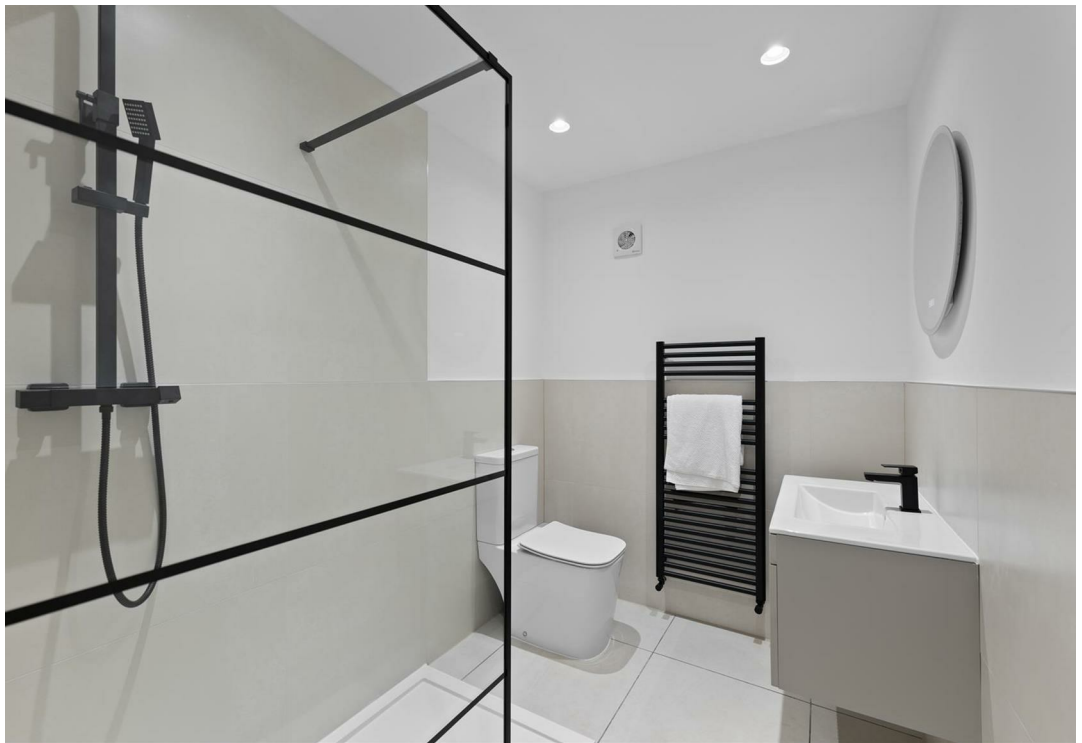
School Ofsted reports:- <https://reports.ofsted.gov.uk/>

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

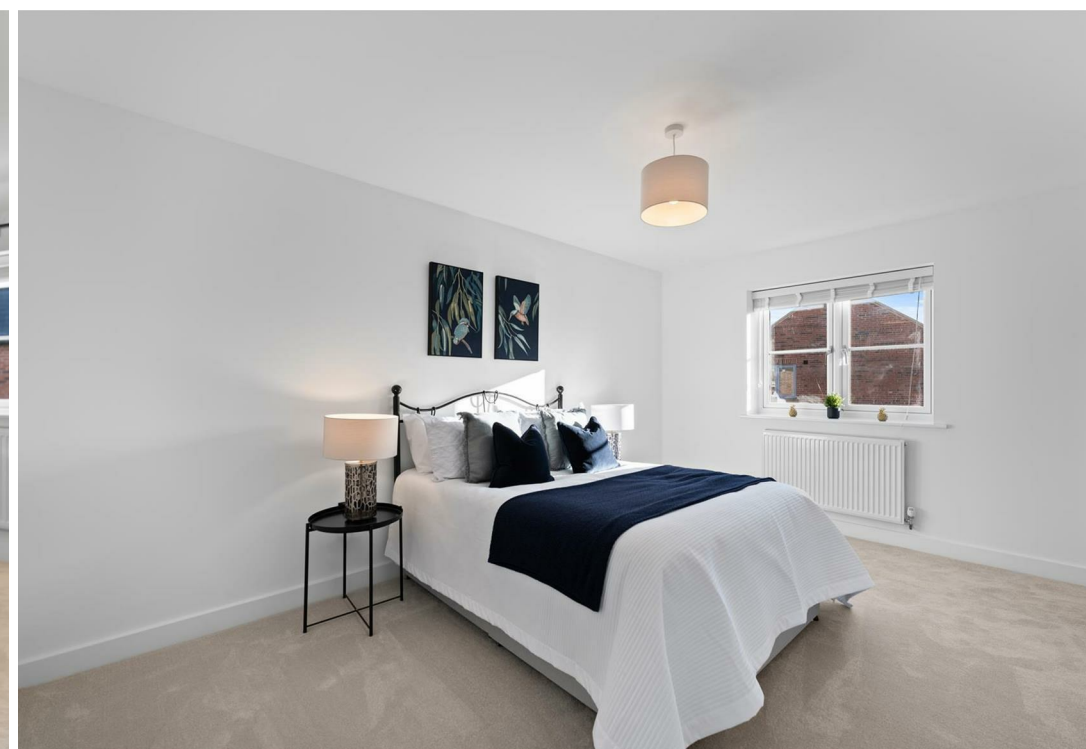




















**GROUND FLOOR**



**FIRST FLOOR**

**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.

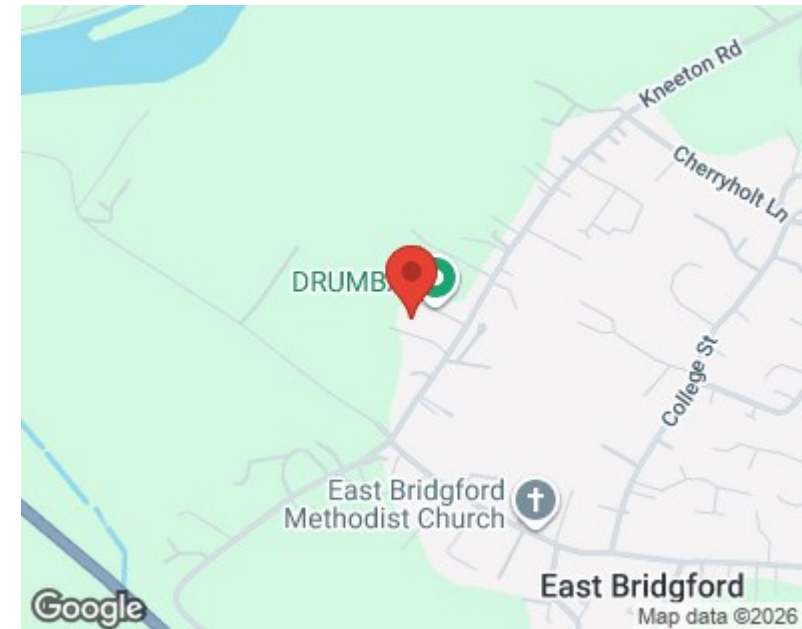
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 92                      |
| (81-91) B                                   | 87      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| 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



**RICS**



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