



**9 Holloway Close, East Bridgford,
Nottinghamshire, NG13 8NG**

£230,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 2 Receptions
- Ample Parking & Garage
- Established Gardens
- Further Potential
- 2 Double Bedrooms
- Modern L Shaped Kitchen
- Generous Corner Plot
- Ideal 1st Time Buy
- Viewing Highly Recommended

An excellent opportunity to purchase a traditional semi detached home tucked away in the corner of this established close and occupying what is a relatively generous plot by modern standards with a good level of off road parking, garage and good sized garden at the rear.

Internally the property offers a versatile layout comprising a dual aspect sitting room which links into the useful addition of a conservatory at the rear providing a further, versatile, reception space perfect as an additional sitting or dining room. In addition there is an L shaped kitchen which has been updated with a generous range of modern units and integrated appliances. To the first floor there are two double bedrooms and a modern shower room.

The property also benefits from UPVC double glazing and gas central heating and, due to the nature of its plot, subject to necessary consents could offer scope to expand the accommodation further. This therefore opens it up to a wide audience, whether it be from single or professional couples, young families making use of the local school or also potentially even those downsizing from considerably larger dwellings who are looking for a well placed home within this popular and well served village.

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.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

4'5" x 3' (1.35m x 0.91m)

Having cloaks hanging space, staircase rising to the first floor landing and further door leading through into:

SITTING ROOM

16' x 11'3" (4.88m x 3.43m)

A light and airy space benefitting from a dual aspect with double glazed window to the front and French doors at the rear leading through into the conservatory. The focal point to the room is a feature fireplace with varnished timber fire surround and mantel with tiled hearth

and back, electric fire and alcoves to the side. The room having coved ceiling and double glazed French doors leading through into:

CONSERVATORY

12' x 11'9" (3.66m x 3.58m)

A useful addition to the property providing a further versatile reception space ideal as another sitting room or alternatively formal dining. The room having double glazed side panels, pitched clear glass double glazed roof, tiled floor, underfloor heating and double glazed French doors leading out into the rear garden.

Returning to the sitting room an open doorway leads through into:

L SHAPED BREAKFAST KITCHEN

15'8" x 13'2" (4.78m x 4.01m)

A well proportioned L shaped space which benefits from windows to two elevations as well as a double glazed French door to the side. The kitchen is tastefully appointed having been modernised with a generous range of Shaker style units with brush metal fittings; several runs of laminate work surfaces, the main run having inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including electric induction hob with chimney hood over and double oven; plumbing for washing machine and dishwasher; space for freestanding fridge freezer; room for under counter tumble dryer; room for a small dining or breakfast table, inset downlighters to the ceiling, under stairs storage cupboard and contemporary column radiator.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

6'5" max x 6'3" max (1.96m max x 1.91m max)

An L shaped landing area having access to loft space above, central heating radiator, double glazed window to the rear and further doors, in turn, leading to:

BEDROOM 1

15'11" x 9'7" (4.85m x 2.92m)

A double bedroom fitted with a range of integrated furniture including wardrobes and overhead storage cupboards as well as a central unit with vanity surface over, having central heating radiator and double glazed window to the side.

BEDROOM 2

11'3" x 9'9" (3.43m x 2.97m)

A further double bedroom having a pleasant aspect down the close to the front, over stairs storage cupboard, central heating radiator and double glazed window.

SHOWER ROOM

8'3" x 6' (2.51m x 1.83m)

Having a three piece suite comprising double length shower enclosure with sliding screen and wall mounted electric shower, close coupled WC and pedestal washbasin, tiled splash

backs, built in airing cupboard which provides useful storage, contemporary towel radiator and double glazed window.

EXTERIOR

The property occupies a deceptive corner plot offering gardens to three sides which is relatively generous by modern standards, set back behind a picket fenced frontage behind which lies a landscaped garden designed for relatively low maintenance living having gravelled borders with inset shrubs. Timber gates lead onto a good sized tarmac driveway providing off road car standing for several vehicles which, in turn, leads to a detached garage. The rear garden is partly lawned with a raised terrace which links back into the conservatory, well stocked borders with a range of shrubs and a useful greenhouse and outside tap.

GARAGE

19'5" x 10'5" (5.92m x 3.18m)

A detached sectional garage with up and over door, windows and courtesy door to the side.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note:- To the rear of the property is a development by Peveril Homes, which is currently under construction. We understand from the plan there will be a row of properties to the rear of Holloway Close but we are unaware as to when this will be completed. Details are available under planning reference :-20/02465/FUL. We advise however if this is of concern, then prospective buyers should contact Peveril Homes as to their proposed timescales and finalised plans.

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

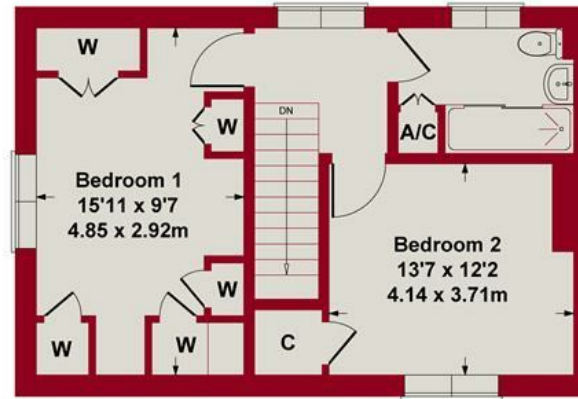
<https://www.gov.uk/search-register-planning-decisions>



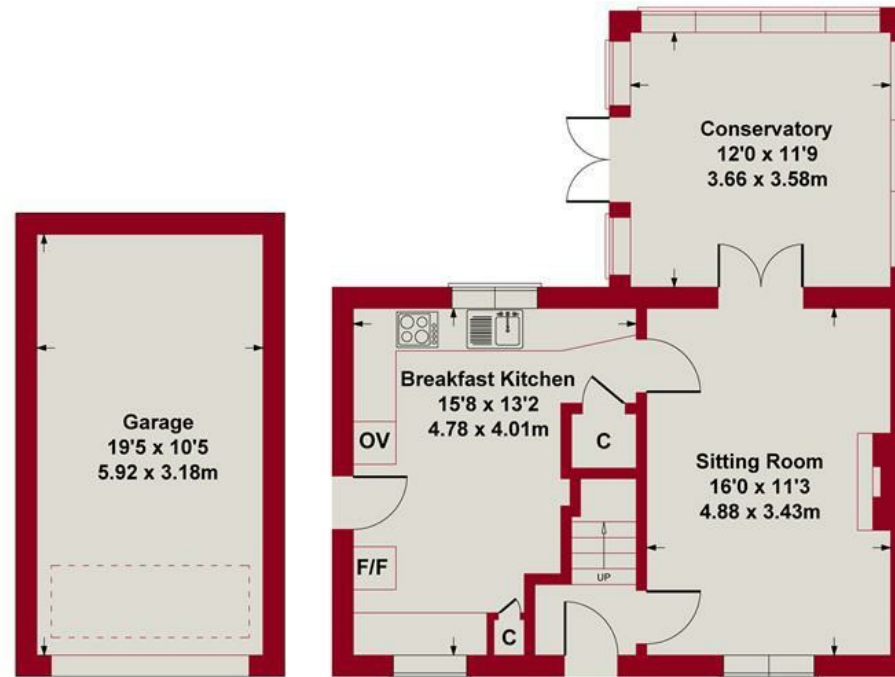








FIRST FLOOR



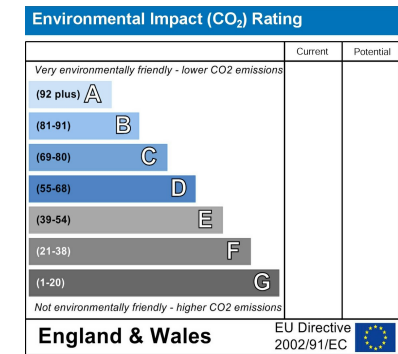
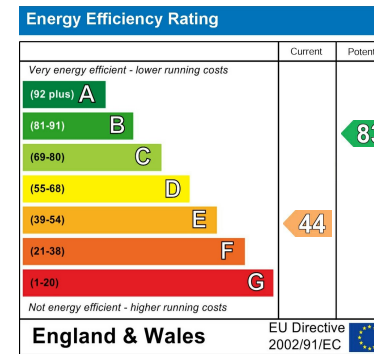
GARAGE

GROUND 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.





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.

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



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