

# Kneeton Road

East Bridgford  
Nottingham  
NG13 8PJ

Guide Price £1,100,000 -  
£1,200,000



- Substantial family home
- Potential for annexe
- Secluded location
- Double garage
- Council tax - Band G
- Circa 0.86 acre plot
- Landscaped gardens
- Sought after village
- Gated driveway
- Tenure - Freehold

 0115 841 1155



0115 841 1155

## Kneeton Road, East Bridgford, Nottingham, NG13 8PJ

### Key Features

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A rare opportunity to acquire a substantial and characterful detached residence set within a private and secluded plot of approximately 0.86 acres in the heart of the highly sought-after village of East Bridgford. Extending to around 4,500 sqft, this superb home offers flexible and expansive accommodation arranged over two floors-ideal for modern family life, entertaining, or multi-generational living.

Approached via a quiet private driveway shared with only a few select homes, the property enjoys a peaceful setting with beautifully established gardens, extensive off-road parking, and a detached double garage offering potential for conversion or studio use (subject to consent).

The ground floor features a welcoming and spacious L-shaped entrance hall with a galleried staircase and ample room for a reception area. The property includes four generous reception rooms, each with character features, excellent proportions, and views over the surrounding gardens. The elegant drawing room offers a dual aspect, walk-in bay window with window seat, and French doors opening onto the rear garden, all centred around a charming period-style fireplace. The adjoining study/snug and cosy day room provide additional flexible spaces for working from home or relaxed family living.

At the heart of the home is a large open-plan kitchen/dining room with granite worktops, a Belfast sink, an Aga set into a brick chimney breast, and access to the garden. An adjoining reception hall, utility/second kitchen, pantry, and cloakroom further enhance the practicality of the layout. To the rear, a spacious games room (26ft) with its own kitchenette and shower room offers superb flexibility. This area could easily be converted into a self-contained ground-floor annex, perfect for dependent relatives, guests, or even as an income-generating space (subject to consents).

Upstairs, a generous galleried landing leads to four double bedrooms, each with garden views and built-in wardrobes. The impressive principal suite features dual-aspect windows, ample storage, and a spacious en-suite bathroom with jacuzzi bath. The second bedroom also benefits from its own en-suite shower room, while bedrooms three and four are served by a modern family shower room with large walk-in enclosure.

Externally, the property is set within mature and lovingly landscaped gardens offering excellent privacy. Two driveways-one is an in and out driveway with manually operated gates-provide ample parking and access to a double garage with electric door and potential for conversion.

The rear garden features a large lawn, paved terrace with electric sun canopy, winding pathways, and a charming pergola with water feature-creating an ideal outdoor living and entertaining space.

East Bridgford is a prestigious and well-served village, with amenities including a primary school, shop, pub, doctor's surgery, and village hall. The nearby market town of Bingham offers additional facilities, and road access via the A52 and A46 provides excellent links to Nottingham, Newark, and Leicester.

This is a truly unique opportunity to acquire a substantial family home in a premium location, offering space, privacy, and the potential for further development or annex accommodation.



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Total area: approx. 413.5 sq. metres (4450.8 sq. feet)



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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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