



1 Browns Lane, East Bridgford,
Nottinghamshire, NG13 8PL

£630,000

Tel: 01949 836678

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

- Cottage Style Family Home
- More Recently Modernised Throughout
- 4 Bedrooms
- Ensuite & Main Bathroom
- Utility & Ground Floor Cloak Room
- Completed In 1980s
- In Region Of 1,670 Sq.Ft.
- 2 Receptions
- Superb Open Plan Dining Kitchen
- Off Road Parking & Garage

A fantastic opportunity to purchase a really interesting, individual, part attached cottage style home originally constructed in the 1980s but cleverly designed to mimic the aesthetics of a more traditional home with attractive brick elevations beneath a pantiled roof.

Internally the property offers a versatile layout which approaches 1,670 sq.ft., tastefully presented throughout having seen a general programme of modernisation over the years.

The property boasts many traditional style features with attractive exposed floor boards and exposed brick chimney breast with inset solid fuel stove to the main sitting room, pine and engineered oak internal doors throughout and neutral decoration; each room offering its own individuality. This is combined with more modern fixtures and fittings including a superb open plan living/dining kitchen tastefully appointed with a generous range of units, integrated appliances, granite preparation surfaces and contemporary tiled floor. This room is also flooded with light benefitting from both a window and a run of bifold doors leading out into the established rear garden. In addition there is a useful utility and ground floor cloak room all leading off a central hallway. To the first floor there are 4 bedrooms including a principal suite with ensuite facilities. A further well proportioned second bedroom has a walk in dressing room, nursery or first floor office space off. The remaining bedrooms are service by a well appointed main bathroom.

As well as the internal accommodation the property occupies a delightful plot tucked away off Kneeton Road, close to the entrance to Browns Lane, with off road parking to the front and integral single garage. The rear garden has been lovingly established over the years offering a good degree of privacy and is well stocked with an abundance of trees and shrubs; having a paved terrace, ornamental pond and lawned area at the foot.

Overall this an excellent individual home large enough to accommodate families but will probably appeal to a wider audience whether it be professional couples or even those downsizing from larger dwellings.

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 CANOPIED PORCH LEADS TO AN ATTRACTIVE CONTEMPORARY COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

13'5" max x 11'4" max into stairwell (4.09m max x 3.45m max into stairwell)

A pleasant initial entrance vestibule having spindle balustrade turning staircase rise to a first floor landing above, useful under stairs storage cupboard beneath, tiled floor and engineered oak doors leading to:

FAMILY ROOM/SNUG

17'2" x 9' (5.23m x 2.74m)

A versatile reception that can be utilised for a variety of purposes and makes an additional sitting room; having dual aspect with box bay window to the front and additional window to the side, high coved ceiling and picture rail.

GROUND FLOOR CLOAK ROOM

6'2" x 2'7" (1.88m x 0.79m)

Having a two piece modern white suite comprising close coupled WC and wall mounted washbasin with chrome taps and tiled splash backs; window to the side.

OPEN PLAN LIVING/DINING KITCHEN

22'8" x 11' (6.91m x 3.35m)

A light and airy, well proportioned, open plan everyday living/entertaining space which benefits from an aspect out into the garden with a run of bifold doors bringing the garden "into the house". The initial kitchen area is tastefully appointed, fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings providing an excellent level of storage; additional built in larder unit and storage cupboards in the dining area; an L shaped configuration of granite preparation surfaces with inset ceramic sink and drain unit with chrome swan neck mixer tap; additional central island unit with granite surface providing an additional working area with both storage and integrated fridge beneath; further integrated appliances include dishwasher, Smeg gas and electric range with chimney hood over; the kitchen area having a window overlooking the rear garden.

The open plan dining area has additional storage providing pantry/larder units, low level drawer units and integrated microwave.

From the kitchen a further door leads through into:

UTILITY ROOM

6'6" x 5'8" (1.98m x 1.73m)

Having quartz effect work surface, space and plumbing for washing machine and tumble dryer beneath, room for free standing fridge freezer, additional wall mounted cupboards and double glazed exterior door.

Returning to the main entrance hall a further leads through into:

INNER HALLWAY

9'11" x 6'4" (3.02m x 1.93m)

A versatile space which would be large enough to accommodate a desk making it ideal as a study area; having a good level of integrated storage with cloaks hanging space and shelved dresser unit to the side, exposed floor boards, window to the front and a further door leading to:

SITTING ROOM

21'2" x 12' (6.45m x 3.66m)

A well proportioned light and airy main reception benefitting from a dual aspect with box bay window to the front and sliding patio door to the rear; the focal point to the room is an exposed brick chimney breast with raised quarry tiled hearth, inset log burning stove, timber mantel over and adjacent integrated dresser unit with low level cupboards and shelving; attractive exposed floor boards.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a dual aspect with dormer window to the front and additional windows in the stairwell to the rear and to the front overlooking Browns Lane and Kneeton Road; integrated storage with built in airing cupboard also housing the Worcester Bosch gas central heating boiler and further pine doors leading to:

BEDROOM 1

16'7" x 11'10" (5.05m x 3.61m)

A well proportioned double bedroom benefitting from a dual aspect with dormer windows to both the front and rear, part pitched ceiling, built in wardrobe with hanging rails and a further door leading through into:

ENSUITE SHOWER ROOM

6'9" x 6'6" (2.06m x 1.98m)

Having a contemporary three piece suite comprising quadrant shower enclosure with curved sliding doors and wall mounted Mira shower with independent handset over, close coupled WC and vanity unit with over mounted washbasin with chrome mixer tap; tiled splash backs, contemporary towel radiator and dormer window with an attractive aspect into the rear garden.

BEDROOM 2

11'7" x 10'9" (3.53m x 3.28m)

A further well proportioned double bedroom offering around 200 sq.ft. of floor area combining both an initial sleeping area large enough to accommodate double bed and a walk in dressing room or study area. The initial bedroom area having part pitched ceiling, dormer window to the front and an open doorway leading through into;

DRESSING ROOM

10'11" into wardrobes x 6'5" (3.33m into wardrobes x 1.96m)

A well proportioned space ideal as a dressing room, first floor office area or snug space making this an ideal suite space for teenagers; having wardrobes with sliding mirrored door fronts and dormer window to the front.

BEDROOM 3

10'3" max into alcove x 7'7" (3.12m max into alcove x 2.31m)

Having a pleasant aspect into the rear garden with part pitched ceiling, dormer window, useful alcove and access to loft space above.

BEDROOM 4

9'2" x 7'10" (2.79m x 2.39m)

Again having a pleasant aspect into the rear garden; part pitched ceiling and dormer window.

BATHROOM

8'5" x 4'9" (2.57m x 1.45m)

Having a contemporary three piece white suite comprising panelled bath with chrome swan neck mixer tap, wall mounted Mira sport electric shower and glass screen, close coupled WC and vanity unit with over mounted washbasin with chrome mixer tap; tiled splash backs, shaver point, contemporary towel radiator and window to the side.

EXTERIOR

The property occupies a delightful position within this highly regarded village, tucked away on an established and relatively generous plot, set back behind a block set driveway which provides off road car standing for several vehicles and in turn leads to an integral garage. To the rear of the property is a wonderful, thoughtfully landscaped garden offering a good degree of privacy, generous by modern standards providing a fantastic outdoor space; having an initial terrace leading back into the reception area of the kitchen, the remainder of the garden partly laid to lawn with well stocked borders with an abundance of trees and shrubs; in addition and raised ornamental pond and central sweeping pathway leading to the foot of the garden where there is a useful timber storage shed.

GARAGE

9'0" x 17'7" (2.75m x 5.38m)

Having double timber doors and provides useful storage or workshop space or parking for one vehicle.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

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).

There is a planning application to extend a neighbouring property on Kneeton Road. Further details available on RBC portal, under reference 25/02089/LBC.

We understand there is a "wayleave" agreement with western power, relating to an underground cable that runs through the rear garden.

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>

Radon Gas:-

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

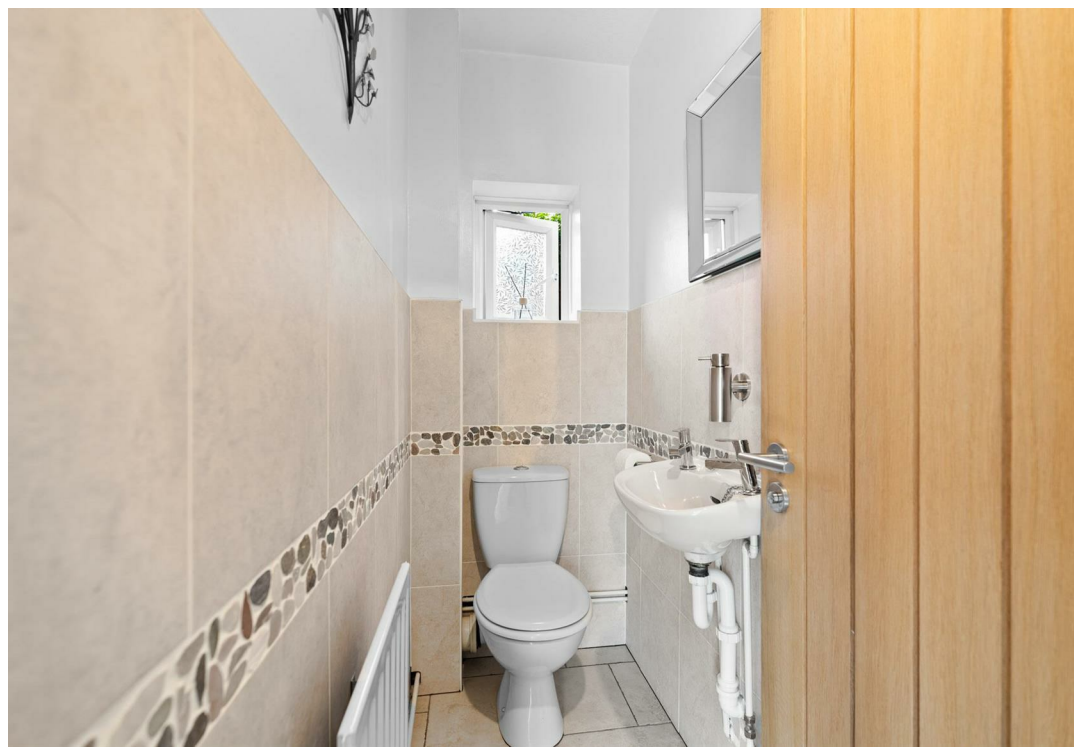
School Ofsted reports:-

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

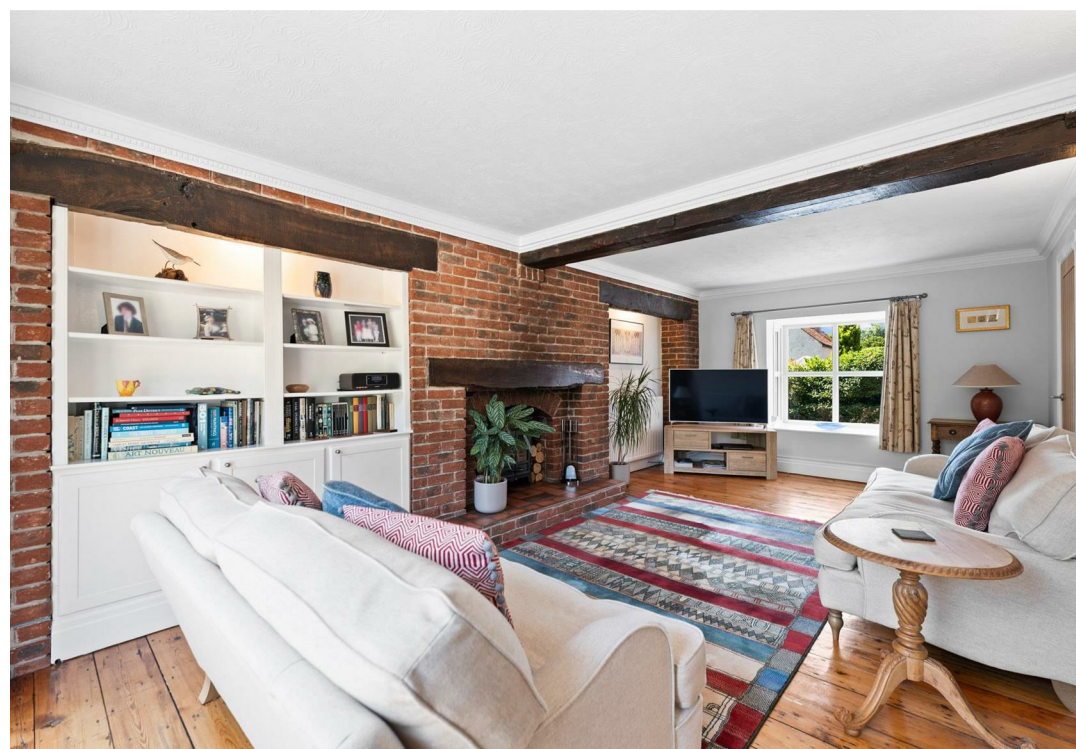
Planning applications:-

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









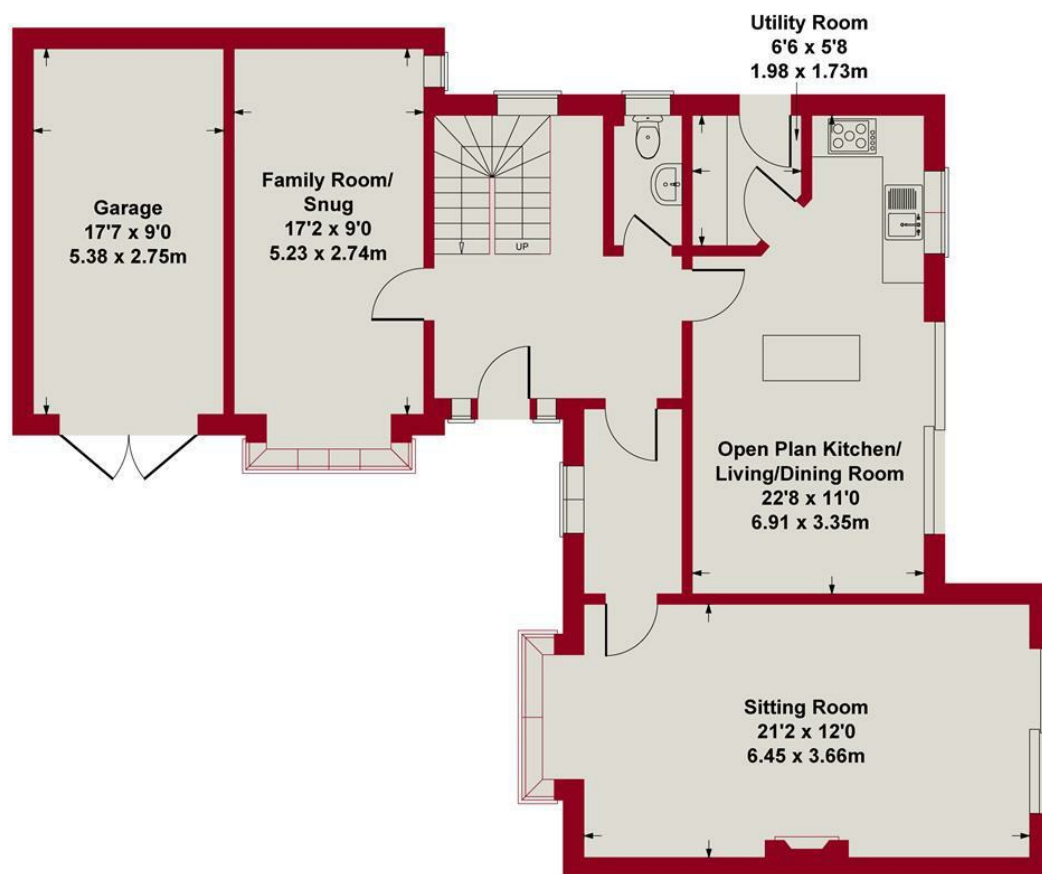




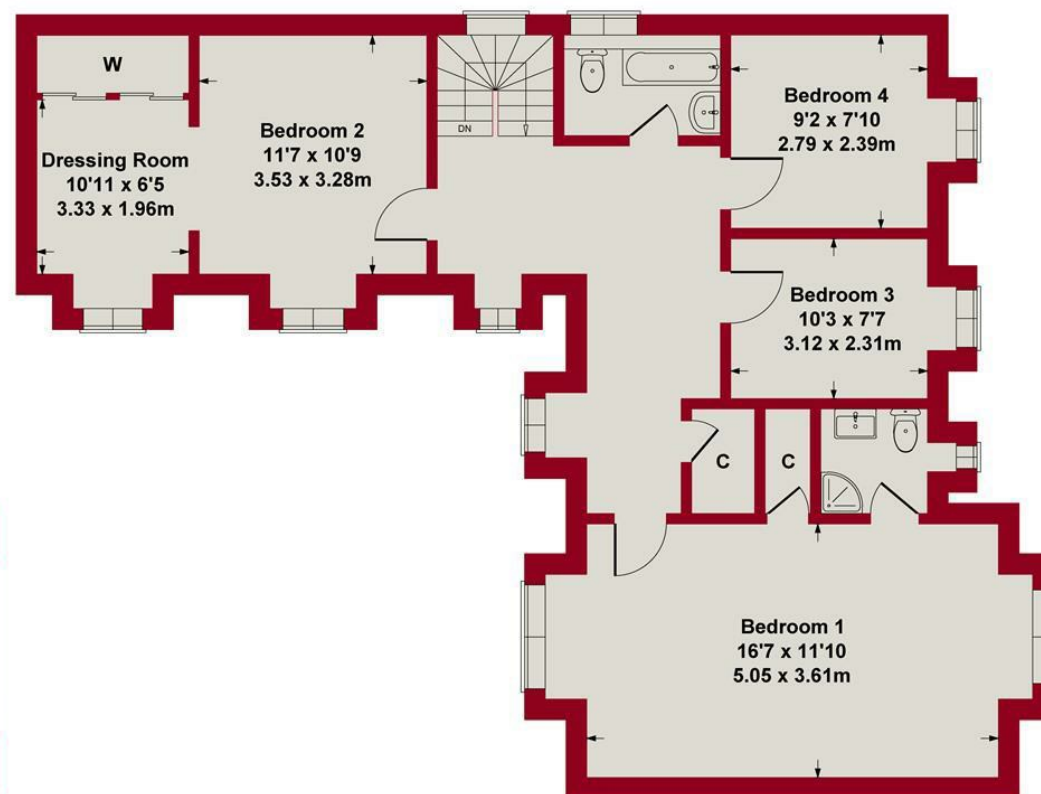








GROUND FLOOR

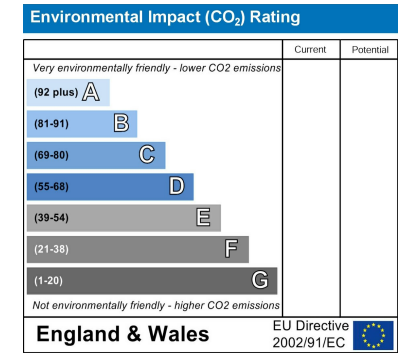
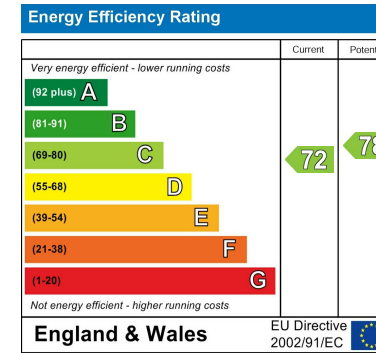


FIRST FLOOR

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



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