22 Crossways Drive, East Bridgford, Nottinghamshire, NG13 8ND

£265,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern End Town House
- 2 Receptions
- Ground Floor Cloak Room
- Cul-De-Sac Location
- Pleasant Outlook To Front
- 3 Bedrooms
- Low Maintenance Garden
- Enclosed Courtyard Garden To Rear
- On Street Parking
- Viewing Highly Recommended

An excellent opportunity to purchase a relatively modern end town house positioned in a quiet backwater on a no through close within this highly regarded and well served village.

The property offers a level of accommodation that is likely to appeal to a wide audience whether it be from single or professional couples, young families particularly making use of the local school or also, potentially, those down sizing from larger dwellings looking for a well placed home within walking distance of amenities but located on a low maintenance and manageable plot.

The property extends to approximately 870 sq.ft. and comprises an initial entrance hall with ground floor cloak room off, L shaped sitting room and a fitted kitchen leading through into a dining/breakfast room with access out into the rear garden. To the first floor there are three bedrooms and main bathroom.

The property has relatively modern fixtures and fittings and benefits from gas central heating and UPVC double glazing as well as relatively neutral decoration.

The property occupies a level relatively manageable plot with landscaped gardens to the front and rear designed to be easily maintained with an open plan forecourt and an enclosed courtyard style garden at the rear which also encompasses a range of useful timber storage sheds and a summer house. There is communal parking within the close.

Overall viewing comes highly recommended to 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.

A CANOPIED PORCH WITH INTEGRAL BIN STORE OFF AND TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16'4" x 5'11" into stairwell (4.98m x 1.80m into stairwell)
Having spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath, built in storage cupboard and further doors leading to:

GROUND FLOOR CLOAK ROOM

5'4" x 2'6" (1.63m x 0.76m)
Having a two piece suite comprising close coupled WC and washbasin; window to the front.

SITTING ROOM

14'10" x 11'4" (4.52m x 3.45m)
A pleasant reception having wood effect laminate flooring and window to the front overlooking a central green.

KITCHEN

9'2" x 8'8" (2.79m x 2.64m)
Having a range of wall, base and drawer units providing a good level of storage with quartz preparation surfaces; inset sink and drain unit with articulated mixer tap; integrated appliances including four ring gas hob, single oven beneath and chimney hood over; plumbing for dishwasher and washing machine, built in shelved pantry cupboard, window to the rear and an open doorway leading to:

DINING ROOM

10'6" x 7'10" (3.20m x 2.39m)
A versatile space that could be utilised for a variety of purposes, providing either a formal dining space or additional snug; having tiled floor and double glazed exterior door into the garden.

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

FIRST FLOOR LANDING

Having access to loft space above, built in storage cupboard, additional over stairs cupboard housing the gas central heating boiler and further doors leading to:

BEDROOM 1

13'8" x 9'4" (4.17m x 2.84m)
A double bedroom having a pleasant aspect to the front across an adjacent green; wood effect laminate flooring and window.

BEDROOM 2

11'6" x 8'11" (excluding wardrobes) (3.51m x 2.72m (excluding wardrobes))
A further double bedroom having an aspect into the rear garden; two built in wardrobes and window.

BEDROOM 3

8'9" x 7'5" (2.67m x 2.26m)
Although large enough to accommodate a double bed makes a generous single; having wood effect laminate floor and window overlooking a central green.

BATHROOM
6'4" x 5'8" (1.93m x 1.73m)
Having a three piece suite comprising corner bath with chrome mixer tap, wall mounted electric shower and glass screen, close coupled WC and washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator and window to the rear.

EXTERIOR
To the front of the property is a low maintenance forecourt frontage which is mainly paved with sleeper edged borders and gravelled areas with inset shrubs and pathway leading to the front door. To the rear of the property, which is accessed by a communal pathway, is an enclosed garden which offers a westerly aspect and is landscaped for low maintenance living, encompassing several useful timber storage sheds and summer house.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band B

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).
We understand there is a monthly service charge for the communal areas of the close of £30 per month.

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

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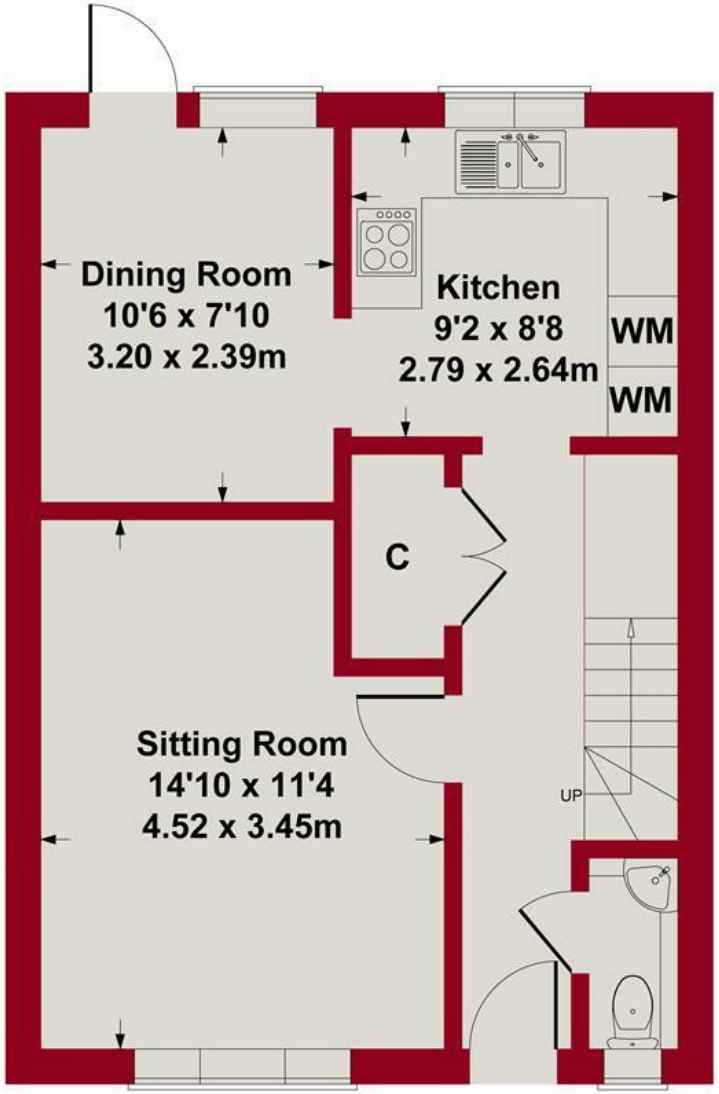

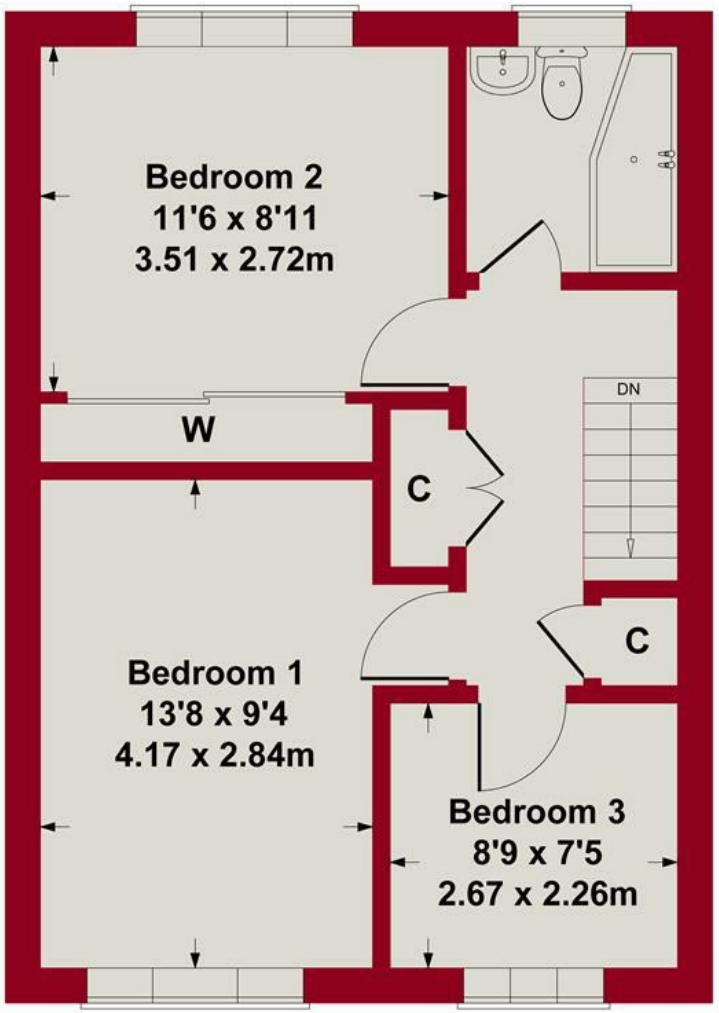

GROUND FLOOR **FIRST FLOOR**

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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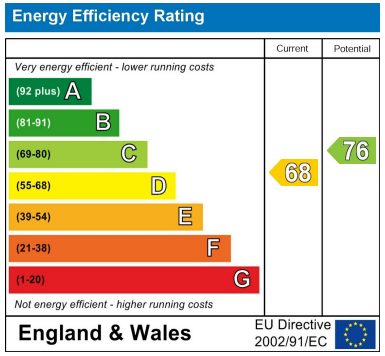

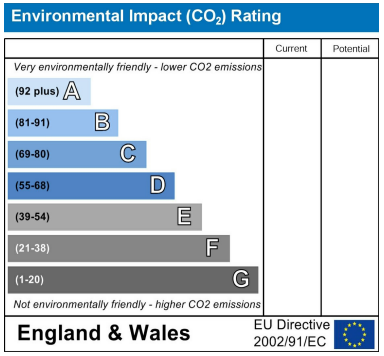

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may 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.

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RICS
The Property Ombudsman

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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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