Emma Terry Homes

moving made personal



8 Croft Rise

East Bridgford, NG13 8PS

Asking price £230,000

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READY TO MOVE INTO

Set within a highly desirable village location, this beautifully styled three-bedroom end townhouse offers contemporary living with a touch of elegance.

Immaculately presented throughout, the home features a cosy living room and a striking open-plan dining kitchen, perfect for modern family life and entertaining. The current owners have enhanced the property with quality finishes, including air conditioning units installed in three rooms.

Upstairs comprises two spacious double bedrooms, a well-proportioned single bedroom, and a sleek modern shower room, while a ground floor WC adds further practicality.

Externally, the south-east facing garden provides a private and sunny retreat, complemented by a separate garage block for secure parking and storage.

A turnkey home in a sought-after village setting, ideally positioned close to excellent local amenities and a highly regarded primary school.







ENTRANCE HALL
13'10" x 6'0" (4.24m x 1.83m)
Entrance door to property, UPVC double glazed window to side, underfloor heating, doors through to WC, lounge and kitchen/diner and stairs to first floor.

WC
5'2" max x 2'11" max (1.60m max x 0.91m max)
Low level flush WC, wash hand basin with mixer tap in vanity unit, under floor heating and UPVC double glazed obscure window to front.

LOUNGE
14'11" x 11'6" (4.57m x 3.53m)
A central heating radiator, electric feature fire, Aircon and UPVC double glazed bay window to front.

KITCHEN/DINER
18'0" x 10'5" (5.49m x 3.18m)
Variety of wall and base units, 1 1/2 bowl sink with mixer tap and work top drainer, integrated fridge/freezer, dishwasher and washing machine, induction hob and extractor fan, built-in oven and microwave, island with storage and pop-up plug sockets, under floor heating, UPVC double glazed window to rear and UPVC double glazed French doors to rear.

LANDING
Doors through to Bedroom 1, 2, 3 and bathroom and a central heating radiator.

BEDROOM 1
12'5" x 10'0" (3.81m x 3.05m)
A central heating radiator, built-in storage, Aircon and UPVC double glazed window to front.

BEDROOM 2
11'5" x 12'0" (3.48m x 3.66m)
A central heating radiator, built-in storage cupboard, Aircon and UPVC double glazed window to rear.

BEDROOM 3
8'11" x 8'0" (2.74m x 2.44m)
A central heating radiator, built-in storage and UPVC double glazed window to front.

BATHROOM
7'4" x 5'4" (2.26m x 1.63m)
Low level flush WC, wash hand basin with mixer tap, shower cubicle, heated towel rail, underfloor heating and UPVC double glazed obscure window to rear.

OUTSIDE
The rear garden features a paved patio area leading onto a well-maintained lawn with a variety of trees, shrubs and bushes, with gated access to the front, while the pebbled front garden offers a pathway leading to the entrance and gated access through to the rear.

GARAGE
4.98m x 2.44m
With up and over door.

































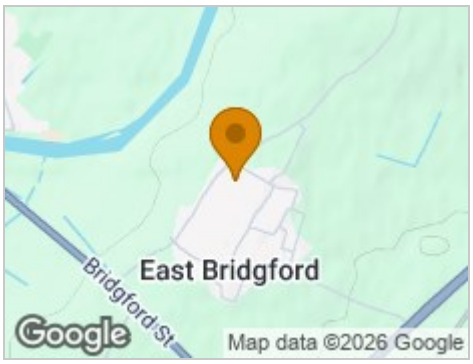
Road Map

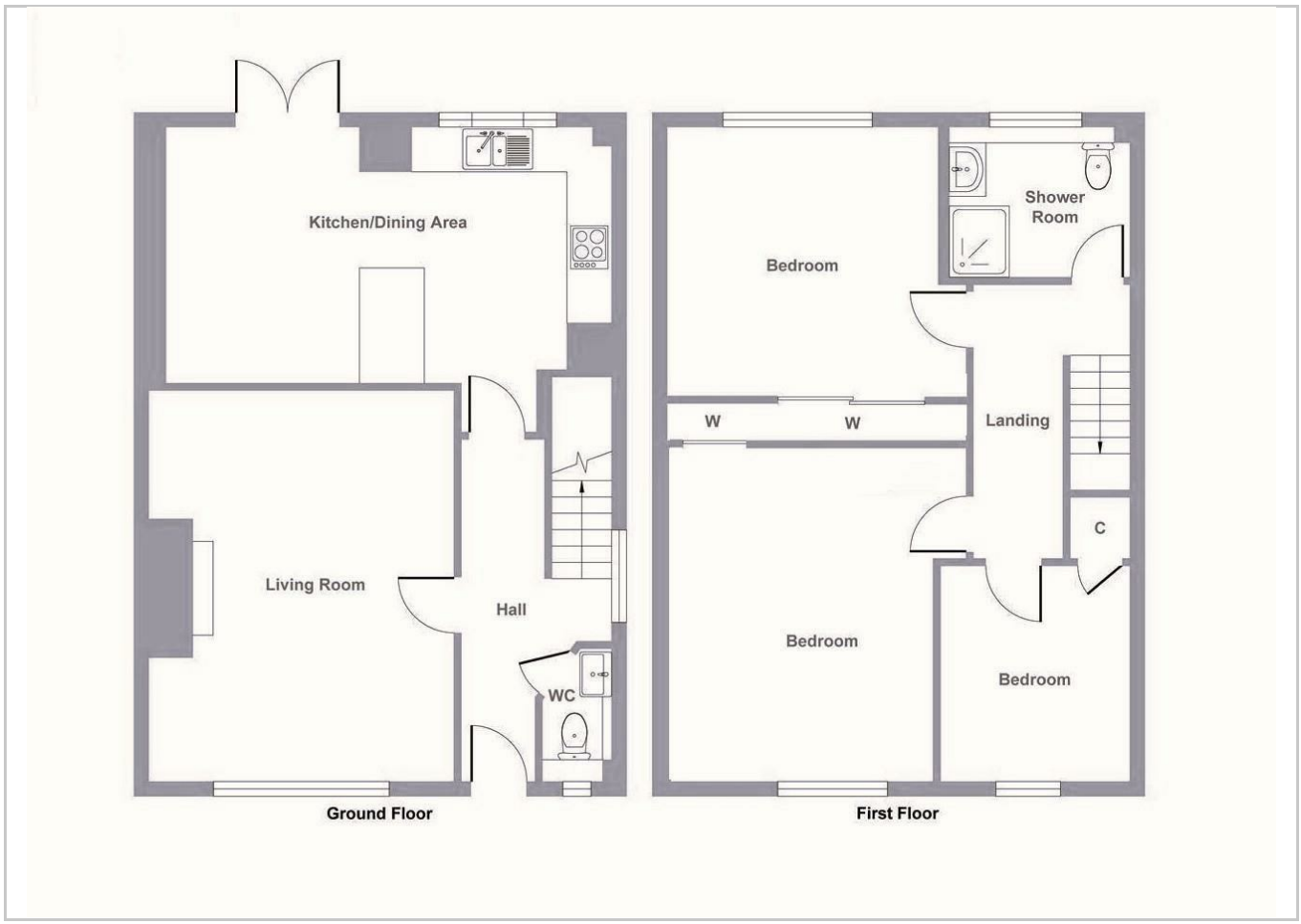


Hybrid Map



Terrain Map

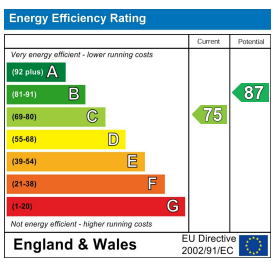




Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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