



**18 Moss Close, East Bridgford,  
Nottinghamshire, NG13 8LG**

**Chain Free £450,000**

**Tel: 01949 836678**

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



- Detached Family Home
- 2 Receptions
- Ample Parking & Garage
- Highly Regarded Village
- No Upward Chain
- 4 Bedrooms
- Generous Established Plot
- Popular Close
- Further Potential
- Viewing Highly Recommended

An excellent opportunity to purchase a detached family orientated home located on a pleasant level, established, plot close to the entrance to this popular cul-de-sac setting within this highly regarded and well served village.

The property is offered to the market with no upward chain and offers a versatile layout spanning two floors and, although likely to require a degree of modernisation, could provide an excellent blank canvas for those wishing to place their own mark on a home.

The accommodation comprises an initial entrance hall, with a large built in under stairs cupboard, that leads to two main receptions comprising a formal dining room and dual aspect sitting room, a breakfast kitchen and ground floor shower room. A rear lobby leads to a useful utility space. To the first floor there are four bedrooms, bathroom and separate WC.

The property occupies an established plot relatively generous by modern standards, with a good level of off road parking and an attached garage. Gardens run to three sides providing a pleasant outdoor space but also the scope to extend subject to necessary consents.

Overall this would be an excellent home particularly for families, possibly with a higher budget, looking to create an individual home to their own taste.

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 DOUBLE GLAZED ENTRANCE DOOR LEADS INTO:

### MAIN ENTRANCE HALL

8'9" min x 7'7" (2.67m min x 2.31m)

A relatively well proportioned entrance hall having staircase with half landing rising to the first floor with useful under stairs storage cupboard beneath, vertical column radiator, double glazed window to the front and further doors, in turn, leading to:

### GROUND FLOOR SHOWER ROOM

6'11" x 6' (2.11m x 1.83m)

Having a suite comprising modern double length shower enclosure with sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over and low maintenance splash backs, WC and pedestal washbasin, contemporary towel radiator and double glazed window to the front.

### DINING ROOM

11'8" x 11' (3.56m x 3.35m)

A versatile reception ideal as formal dining lying adjacent to the kitchen and linking through into the sitting room, having a double glazed window and single French door leading out into the rear garden and internal louvred bifold doors leading into:

### SITTING ROOM

18'10" x 12' (5.74m x 3.66m)

A well proportioned, light and airy space, benefitting from a dual aspect with double glazed windows to the front and rear.

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

### BREAKFAST KITCHEN

12'5" x 8'9" (3.78m x 2.67m)

Benefitting from a dual aspect with double glazed window to the side and rear and further access into a side lobby. The kitchen is fitted with a range of wall, base and drawer units, having a U shaped configuration of laminate preparation surfaces, inset sink and drain unit with chrome mixer tap and tiled splash backs, space for free standing cooker, room for free standing appliance, floor standing Baxi gas central heating boiler and a glazed door leading through into:

### SIDE ENTRANCE LOBBY

10'6" x 3'7" (3.20m x 1.09m)

Giving access into the rear garden as well as onto the driveway and having an open doorway into the utility room and a courtesy door into the attached garage.

### UTILITY ROOM

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

Having plumbing for washing machine, space for further free standing appliance, ceramic single and single glazed window overlooking the rear garden.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE WITH HALF LANDING RISES TO:

### FIRST FLOOR LANDING

Having a good level of storage with two built in cupboards, one being an airing cupboard housing the hot water cylinder. The landing gives access to the loft space above and has an electric heater, double glazed window to the front and further doors, in turn, leading to:

### BEDROOM 1

15' x 9'11" (10'11" into alcove) (4.57m x 3.02m (3.33m into alcove))

A well proportioned double bedroom having an aspect into the rear garden with a double glazed window.

### BEDROOM 2

12' (max including wardrobes) x 8'11" max (3.66m (max including wardrobes) x 2.72m max)

A further double bedroom having an aspect to the front with built in wardrobes and double glazed window.

### BEDROOM 3

9'9" x 8'11" (2.97m x 2.72m)

Having an aspect into the rear garden with built in cupboard and double glazed window.

### BEDROOM 4

9'5" (including wardrobe) x 7'11" (2.87m (including wardrobe) x 2.41m)

Currently utilised as a first floor office but makes a further single bedroom having built in wardrobes and double glazed window overlooking the rear garden.

### BATHROOM

6'3" x 6'6" (1.91m x 1.98m)

Having a two piece suite comprising panelled bath with electric shower over and pedestal washbasin, towel radiator and double glazed window to the front.

### WC

6' x 2'9" (1.83m x 0.84m)

Having WC and double glazed window to the side.

### EXTERIOR

The property occupies a pleasant position within this popular established close, set back behind a generous open plan frontage which is mainly laid to lawn with inset shrubs. A mainly block set driveway provides off road car standing for several vehicles and, in turn, leads to an attached brick built garage with up and over door and courtesy door at the side. The rear garden is well maintained, having an initial paved terrace with block set edging leading onto a central lawn and established perimeter borders with a range of trees and shrubs. The garden is enclosed in the main by feather edge board fencing with a timber courtesy gate to the side.

### COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

### 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 there was a historic insurance claim dating back to 2011. This only related to the garage and not the house itself. The issue was rectified and completed in 2013 with a certificate of structural adequacy issued.

### 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>













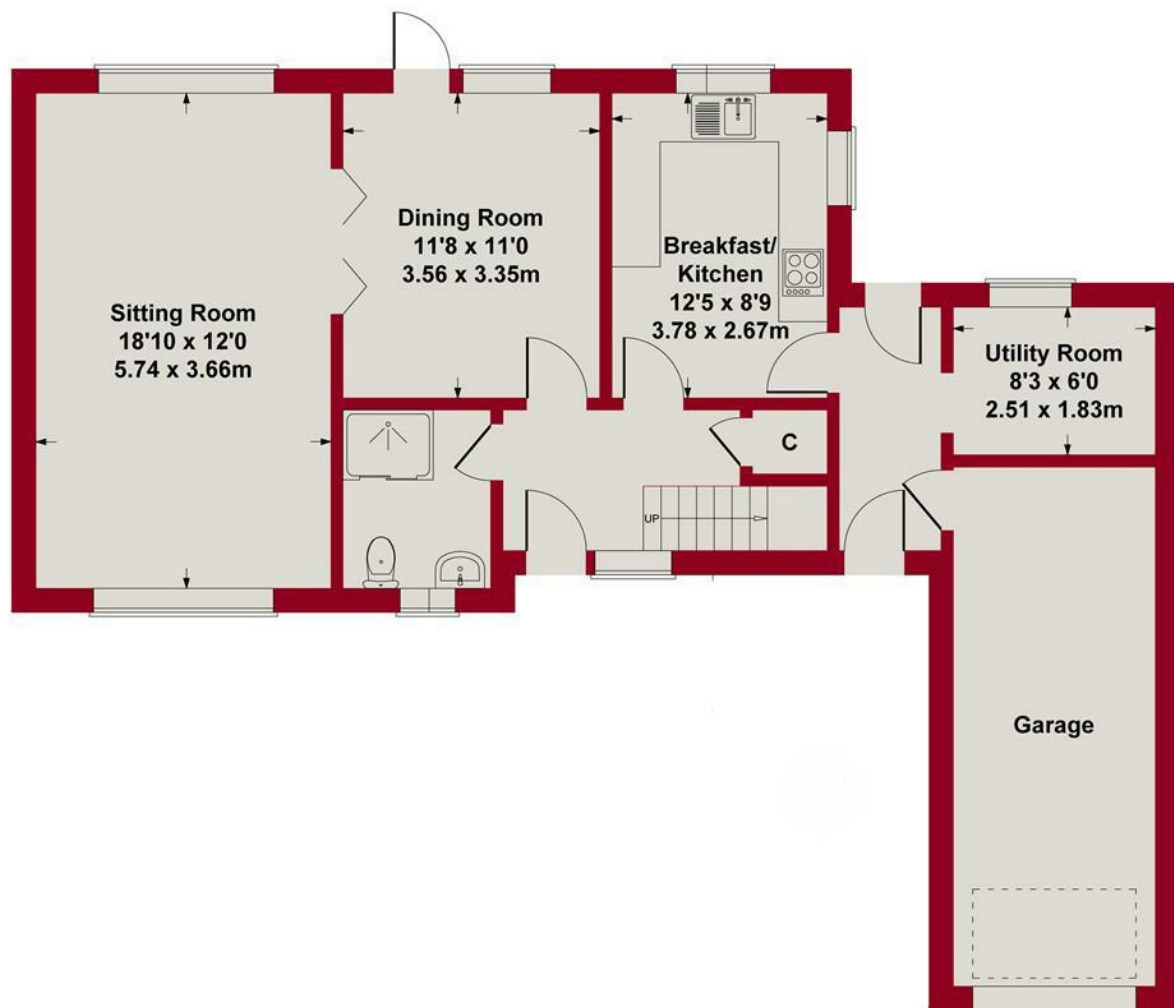




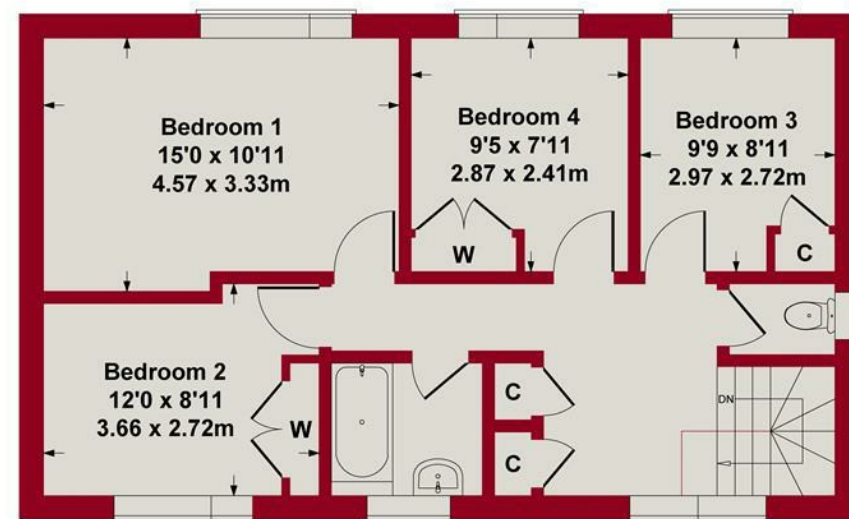








**GROUND FLOOR**



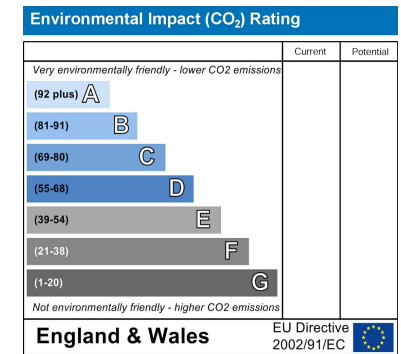
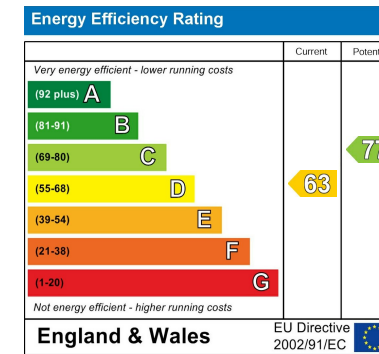
**FIRST FLOOR**

**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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**RICS**



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