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Nottinghamshire, NG13 8ZJ

Offers In Excess Of
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We have pleasure in offering to the market this deceptive detached four bedroom home having been significantly altered from its original design and benefitting from a brick built storm porch to the front and the useful addition of a garden room at the rear which has created a second versatile reception.

One of the other main features of this property is its fantastic position tucked away towards the end of a small cul de sac setting and having delightful aspect out onto a green at the front with attractive views and semi-rural feel.

Internally the property is tastefully presented throughout and comprises initial storm porch, entrance hall with Travertine style flooring which continues into the dining kitchen. The living kitchen combined with the garden room is perfect for everyday living and entertaining and the main sitting room provides a more formal reception overlooking the green to the front. There is also a useful cloakroom off the entrance hall.

To the first floor are four bedrooms, three being generous doubles and the master benefitting from both dressing area and ensuite facilities, there is also a separate family bathroom.

The property occupies a pleasant position with driveway, car port and detached brick garage. The rear garden has been thoughtfully landscaped with initial terrace leading onto a lawn with further decked area which benefits from a westerly aspect catching the afternoon and evening sun.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

Amenities are available in the adjacent village of East Bridgford including well regarded primary school, medical centre, public house and local shops. Further facilities can be found in the nearby market town of Bingham including a full range of shops, doctors and dentists, schools, leisure centre and railway station with links to Nottingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. Newton is well placed for commuting close to the A52 and A46 with good road links to the A1 and M1.

A GRP WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS, LEADS THROUGH INTO:

ENTRANCE PORCH

3'5 x 4'5 (1.04m x 1.35m)

Having coats hanging space, tiled floor, double glazed window to the side and double glazed door leading through into:

ENTRANCE HALL

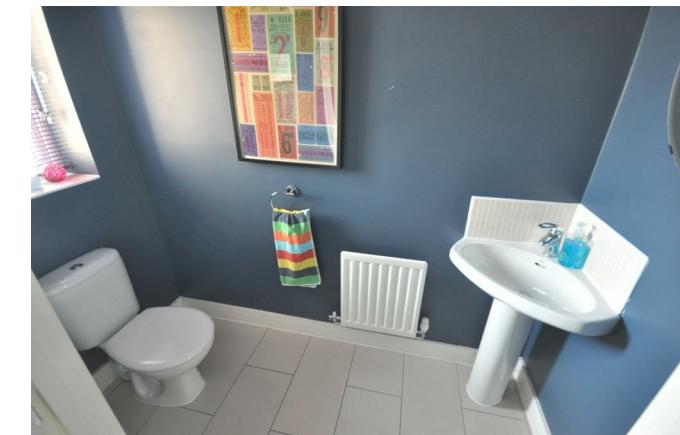
14'8 x 8'0 max (4.47m x 2.44m max)



A pleasant initial entrance having spindle balustrade turning staircase with useful storage beneath, tiled floor, central heating radiator behind feature cover, door to:

CLOAKROOM

7'4 x 3'6 (2.24m x 1.07m)



Having Roca suite comprising close coupled wc, pedestal wash basin, tiled splashbacks, continuation of the tiled floor, central heating radiator, double glazed window to the front.

SITTING ROOM

17'4 x 10'2 (5.28m x 3.10m)



A well proportioned reception having pleasant aspect out onto opposing green, central heating radiator and double glazed window.

OPEN PLAN DINING KITCHEN

18'5 x 13'5 max (5.61m x 4.09m max)



A well proportioned L shaped dining kitchen which links through into the useful addition of a garden room which combined creates a fantastic everyday living/entertaining space.



The kitchen is fitted with a generous range of contemporary wall, base and drawer units, L shaped configuration of butcher's block effect preparation surfaces with inset stainless steel one and a third bowl sink and drainer, under-unit lighting. Integrated appliances include Zanussi stainless steel finish four ring gas hob with stainless steel splashback and chimney hood over and

double oven beneath, integral dishwasher, space for free standing fridge freezer, central heating radiator, ample room for dining table and double glazed window overlooking the rear garden.

A pair of double glazed French doors lead through into:

GARDEN ROOM

11'2 x 10'0 (3.40m x 3.05m)



Having pitched double glazed clear glass tinted roof, double glazed windows to the rear and side elevations and French doors leading out into the garden, tiled floor with underfloor heating.

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

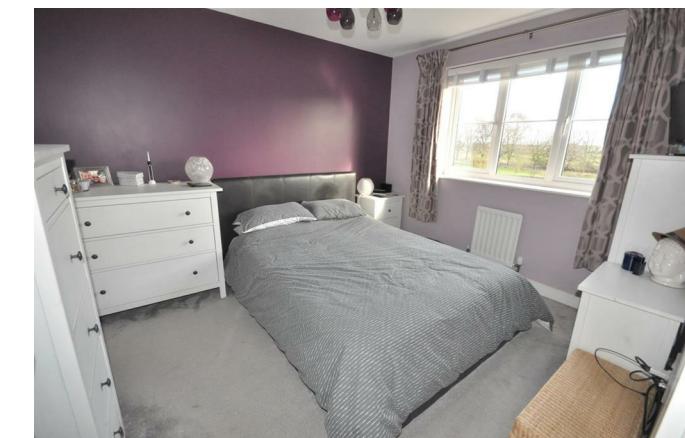
FIRST FLOOR LANDING



Having built in airing cupboard, central heating radiator and doors to:

MASTER BEDROOM

11'5 x 10'0 (3.48m x 3.05m)



A great space offering approximately 170 sq ft of floor space including the double bedroom. Having central heating radiator, double glazed window overlooking the opposing green with far reaching views, leading into:

DRESSING AREA



Having a run of fitted wardrobes and central heating radiator.

ENSUITE SHOWER ROOM

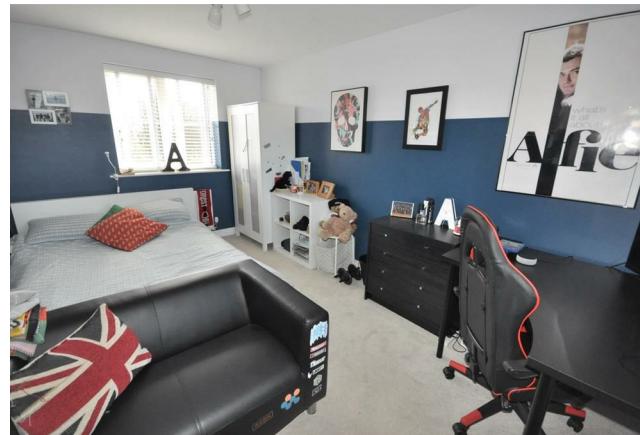
6'6 x 4'9 (1.98m x 1.45m)



Having double width shower enclosure with sliding screen and chrome wall mounted shower, close coupled wc, pedestal wash basin, tiled splashbacks and floor, contemporary towel radiator.

BEDROOM 2

14'10 x 9'0 (4.52m x 2.74m)



A further well proportioned double bedroom which benefits from a dual aspect with double glazed windows to the rear and front affording attractive open aspect, two central heating radiators and access to loft space.

BEDROOM 3

11'3 x 9'11 (3.43m x 3.02m)



A further double bedroom having aspect into the rear garden, central heating radiator and double glazed window.

BEDROOM 4

8'5 x 7'4 (2.57m x 2.24m)



Currently utilised as a home office but ideal as a child's single bedroom, having central heating radiator and double glazed window with attractive aspect to the front.

BATHROOM

7'3 x 5'9 (2.21m x 1.75m)



Having panelled bath with chrome mixer tap and additional wall mounted shower mixer, close coupled wc, pedestal wash basin, deep tiled sill, central heating radiator and double glazed window to the rear.

EXTERIOR



The property occupies a delightful location tucked away on a no-through close with direct access out onto an established green providing wonderful local walks and a semi-rural feel.

The property is set back behind a low maintenance gravelled frontage with driveway and covered car port leading to a:

DETACHED GARAGE

Having up and over door, power and light.

REAR GARDEN

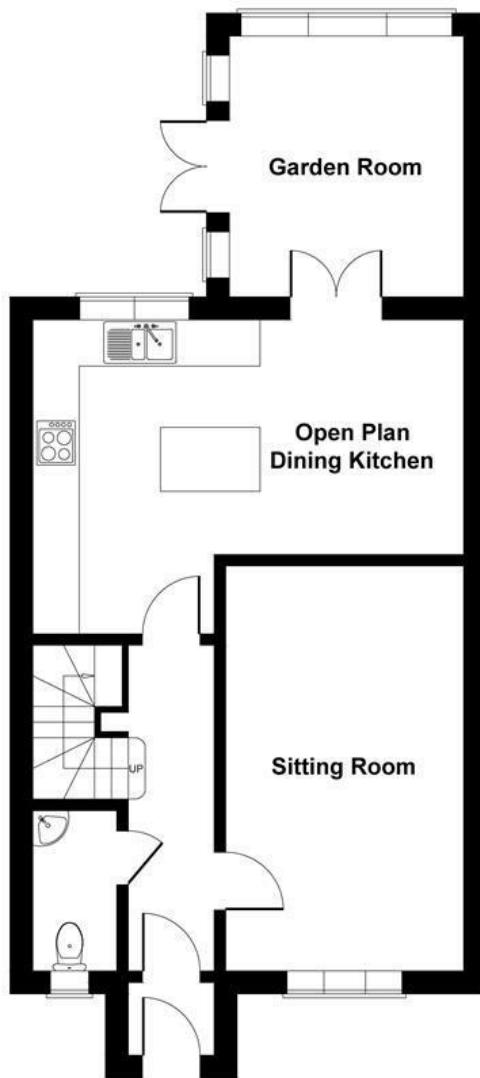


A timber courtesy gate gives access into the rear garden where there is a paved terrace and lawn, well stocked borders, further decked seating area with westerly aspect.

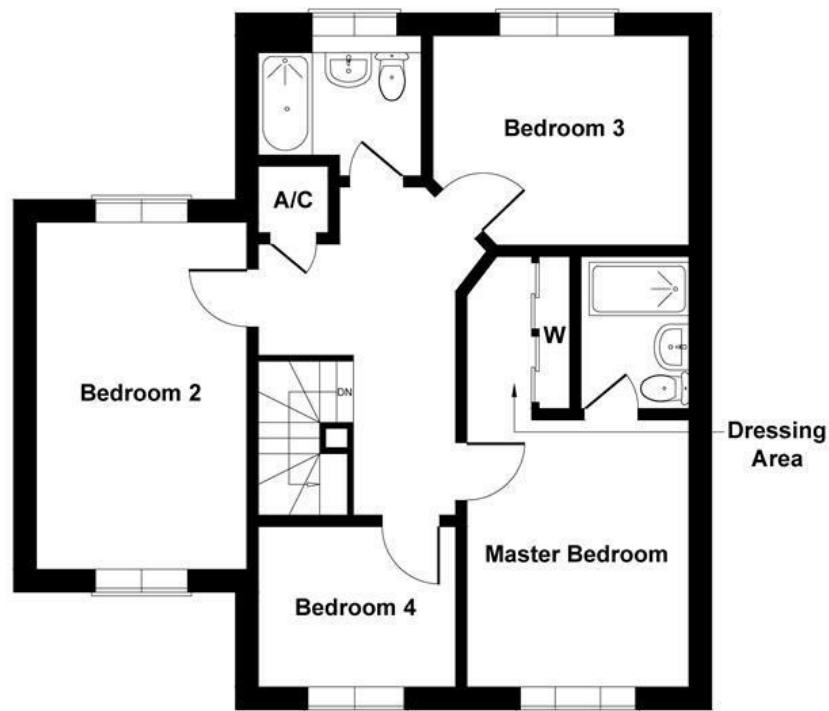


COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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