



**The Barn, 5 Farm Close, East Bridgford,  
Nottinghamshire, NG13 8LN**

**£550,000**  
Tel: 01949 836678

 **RICHARD  
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Surveyors, Estate Agents, Valuers, Auctioneers

A fantastic opportunity to purchase an individual character conversion which offers a wealth of accommodation extending to in the region of 2700 sq ft including its attached double garage and substantial conservatory.

The property is particularly versatile in its layout with spacious ground floor comprising initial entrance hall with shower room off, impressive central reception which is large enough to accommodate both living and dining areas, the focal point being an exposed brick inglenook fireplace, arched glazed light and French doors into the garden. This room links into a generous conservatory which provides further versatile reception space. A large farmhouse dining kitchen is appointed with a generous range of units and leads through into a useful utility room. To the first floor leading off a galleried landing are four bedrooms and bathroom.

The property occupies a pleasant plot tucked away in a quiet backwater off an initial shared driveway with attached double garage. A rear courtyard garden benefits from a south to westerly aspect and is well stocked with a generous range of established trees and shrubs, there is a brick outbuilding and additional courtyard to the northerly elevation.

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

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 TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

### ENTRANCE HALL

9'5 x 8'0 (2.87m x 2.44m)

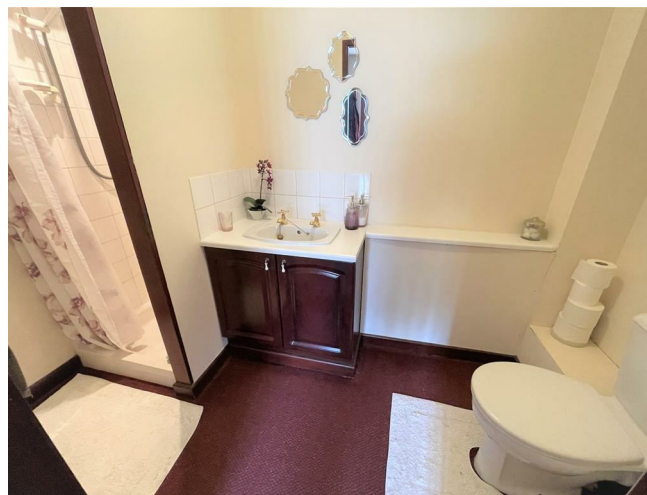
Having two wall light points, central heating radiator, courtesy access through to the double garage. and further door to:



### SHOWER ROOM

9'4 x 4'8 (2.84m x 1.42m)

Having close coupled wc, built in vanity unit with rolled edge surface and inset wash basin, tiled splashbacks, shower enclosure with tiled splashback, wall mounted Mira Supreme electric shower with inset downlighter over, chrome wall mounted towel radiator, ceiling light point and extractor.



### SITTING ROOM

34'9 x 17'4 (10.59m x 5.28m)

A superb generous open plan main reception large enough to accommodate both sitting and dining areas. Having attractive inglenook fireplace with exposed brick back and quarry tiled hearth and gas log effect stove, timber beam over with concealed lighting, five wall light points, three central heating radiators, telephone point, two double glazed windows to the front elevation, further attractive arched double glazed window with exposed brick surround and inset French doors leading onto the rear garden. A further pair of French doors leads through to the:



## CONSERVATORY

22'4 x 12'7 (6.81m x 3.84m)

An excellent addition to the property providing further flexible reception space having hardwood double glazed panels with pitched double skin polycarbonate roof, wall and ceiling light points, power point, TV aerial, wall mounted electric heaters and double glazed French doors leading into the garden.



From the sitting room a multi pane door leads through into:

## DINING KITCHEN

18'2 x 13'5 (5.54m x 4.09m)

A spacious room having ample space for dining table and fitted with a range of solid pine fronted farmhouse style wall, base and drawer units with leaded glass fronted display cabinets, L shaped configuration of rolled edge work surfaces with inset one and a half bowl sink and drainer unit with swan neck mixer tap, ceramic tiled splashbacks. Integrated appliances including four ring gas hob with double electric oven beneath and concealed hood above, plumbing for dishwasher, space for free standing fridge-freezer, inset downlighters to the ceiling, central heating radiator and double glazed windows to two elevations. A further multi pane door leads through to:



## UTILITY ROOM

13'2 x 8'8 (4.01m x 2.64m)

Fitted with a range of wall, base and drawer units, rolled edge work surface with inset stainless steel sink and drainer unit, ceramic tiled splashbacks, plumbing for washing machine and space for tumble dryer, wall mounted Glow Worm gas central heating boiler, inset downlighters to the ceiling with access to loft space above, central heating radiator and part glazed doors to both side elevations.

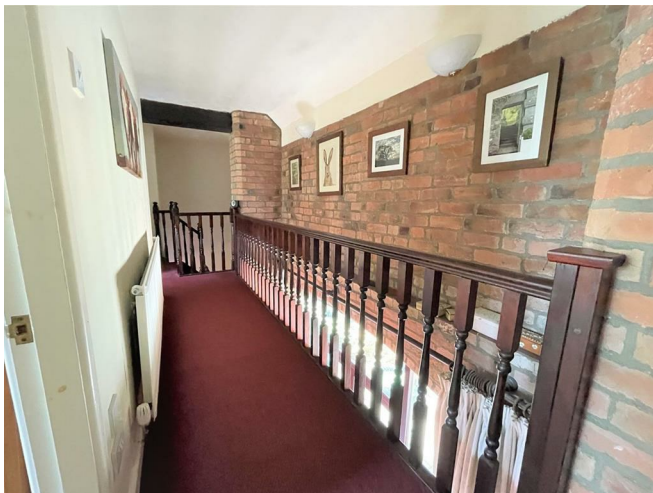


RETURNING TO THE SITTING ROOM A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE FIRST FLOOR:

## GALLERIED LANDING

Having part exposed brickwork and beams with two wall light points, access to loft space above, central heating radiator, built in airing cupboard housing the hot water cylinder and further doors to:





### BEDROOM 1

12'8 x 10'9 (3.86m x 3.28m)

A well proportioned double bedroom having a range of pine fronted wardrobes with hanging rails and storage shelf over, central heating radiator, two wall light points and double glazed window to the side elevation.



### BEDROOM 2

11'10 x 7'2 (3.61m x 2.18m)

A further double bedroom having built in wardrobes with

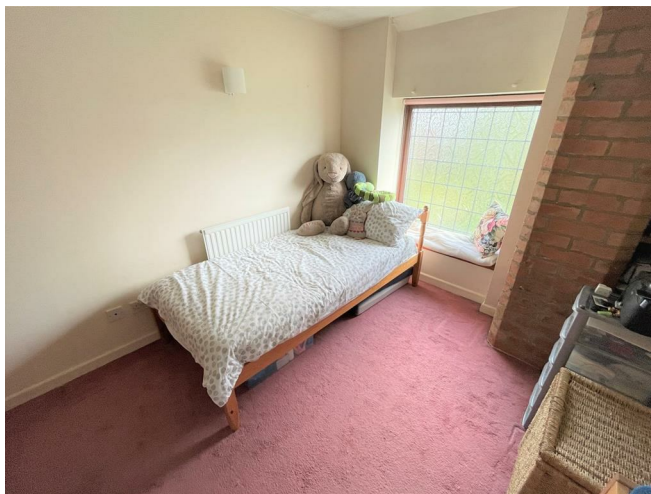
solid pine door fronts, exposed beams and brickwork, wall light point, central heating radiator and double glazed window to the front elevation.



### BEDROOM 3

11'5 max x 8'4 max (3.48m max x 2.54m max)

An L shaped room with maximum measurements taken, having exposed beam and brickwork, central heating radiator, wall light point and double glazed window to the front elevation.



### BEDROOM 4

9'0 x 6'2 (2.74m x 1.88m)

A single bedroom ideal as a nursery, currently utilised as a home office and having built in bookcase, central heating radiator, wall light point and double glazed window to the side.



### BATHROOM

9'0 x 5'6 (2.74m x 1.68m)

(measurement excludes shower enclosure). An L shaped room having panelled enamelled bath, close coupled wc, built in shower enclosure with glass screen, wall mounted Aqua Lisa shower mixer and handset over, pedestal wash basin, tiled walls, chrome wall mounted heated towel radiator, inset downlighters to the ceiling and extractor.



### EXTERIOR

The property occupies a secluded plot, set back from the close via an initial shared driveway giving right of way to The Barn which leads to:



### DOUBLE GARAGE

19'0 x 16'0 (5.79m x 4.88m)

Having twin electric roller shutter doors, power and light, vaulted ceiling providing useful storage in the eaves, courtesy door to the rear. There is further pair of double timber ledge and brace doors which offer access into the rear garden or even potential additional hard standing. A further door gives courtesy access into the entrance hall.

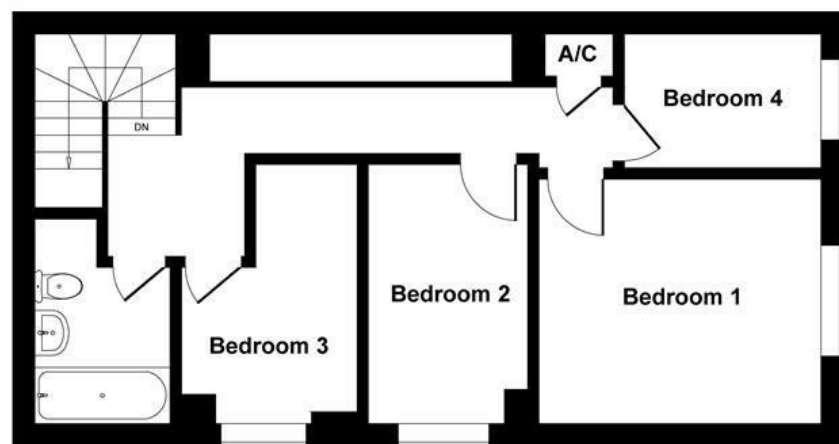
### REAR GARDEN

To the rear of the property there are two low maintenance gardens. The main garden which can be accessed from the utility and main sitting room, has been hard landscaped with several paved areas, raised borders and is well stocked with established trees and shrubs, an area directly to the rear of the garage has been given over to further off road car standing. In addition this area offers a useful brick and pantiled outbuilding. Accessed from the conservatory and utility is a further low maintenance enclosed terraced area providing a pleasant private place to sit.

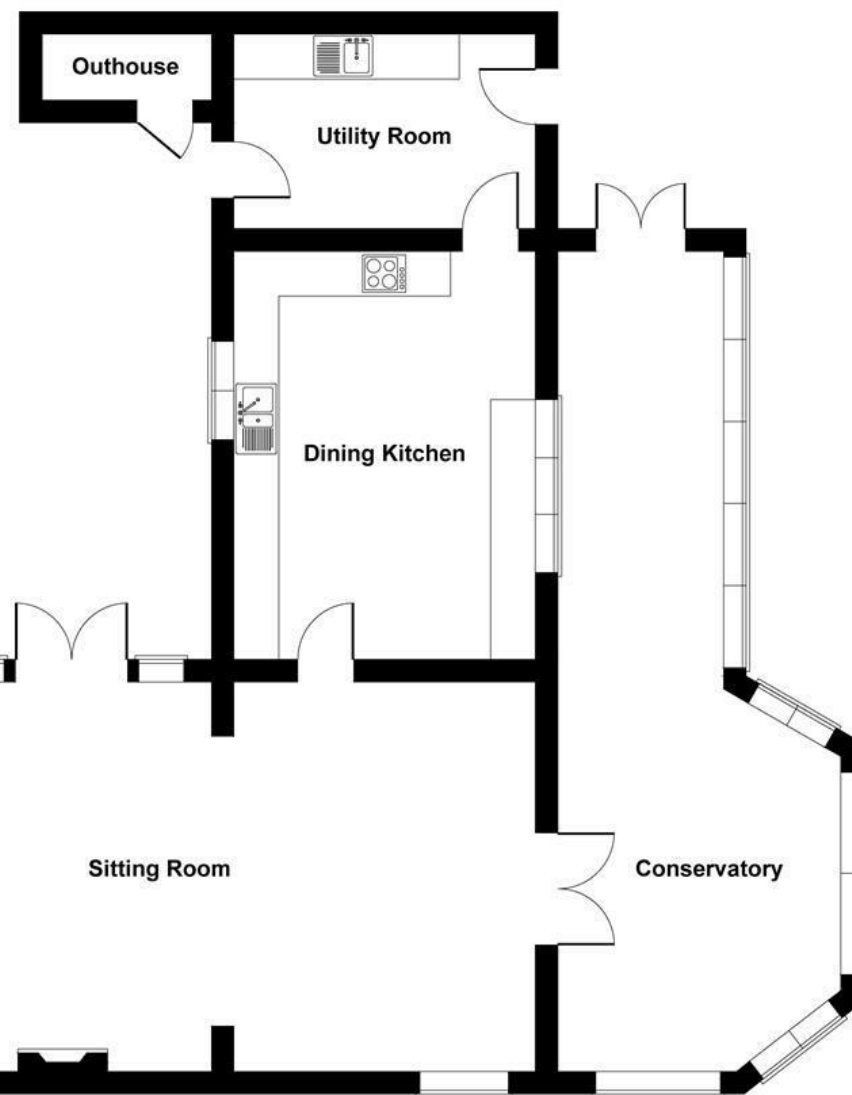


### COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band F.



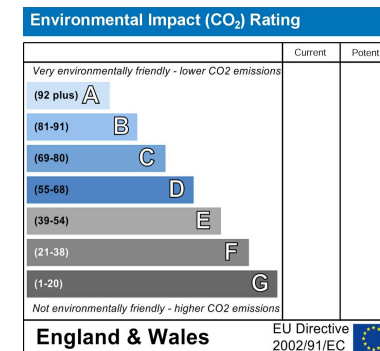
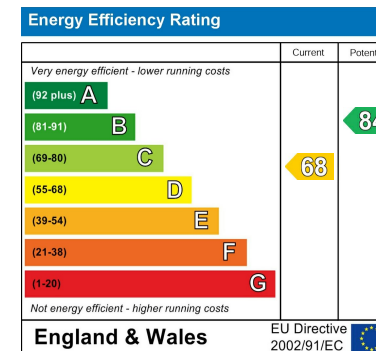
**FIRST FLOOR**



**GROUND 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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