



**14 Holloway Close, East Bridgford,
Nottinghamshire, NG13 8NG**

£215,000
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

An excellent opportunity to purchase a tastefully presented, modernised, end terrace located within this highly regarded and ever popular village.

The property has been thoughtfully updated over recent years, benefitting from UPVC double glazing and gas central heating, with a modern Shaker style breakfast kitchen, contemporary bathroom, engineered oak internal doors to the first floor and modern decoration throughout.

The accommodation would be large enough to accommodate a small family but, in the main, would appeal to single or professional couples or even those downsizing from larger dwellings looking for a well presented home within a pleasant village setting.

The accommodation comprises an initial entrance hall leading through into a westerly facing dual aspect sitting room with French doors leading out into a landscaped garden and, to the front of the property, is a breakfast kitchen, again with a dual aspect and fitted with a generous range of built in units. To the first floor there are two double bedrooms, the master of which benefits from fitted wardrobes, the second bedroom benefitting from a useful over stairs cupboard, and contemporary bathroom all leading off a central landing with additional storage.

As well as the internal accommodation the property occupies a pleasant position benefitting from a westerly rear aspect and landscaped garden and off road parking to the front.

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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO THE:

INITIAL ENTRANCE HALL

3'6" x 4" (1.07m x 1.22m)



Having staircase rising to the first floor landing and further doorways leading to:

SITTING ROOM

18' x 12'2" max (5.49m x 3.71m max)



A well proportioned L shaped reception which would be large enough to accommodate both a living and dining area and benefits from a westerly aspect into the rear

garden, having a dual aspect with double glazed window to the side and double glazed French doors and central heating radiator. The focal point to the room is a chimney breast with free standing electric fire and surround with alcoves to the side.



BREAKFAST KITCHEN

17'8" x 9'4" (5.38m x 2.84m)



A well proportioned room which would be large enough to accommodate a breakfast or dining area having a dual aspect with double glazed windows to both front and side elevations, the kitchen fitted with a generous range of Shaker style wall base and drawer units with glass fronted display cabinets, an L shaped configuration of butcher's block effect laminate preparation surfaces, inset stainless steel sink and drain unit with brush metal mixer tap and metro tiled splash backs, integrated appliances including electric induction hob with chimney hood over and single oven beneath, plumbing for dishwasher and washing machine, space for further free standing appliance, central heating radiator and inset downlighters to the ceiling.



RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having a built in storage cupboard, access to loft space above which also houses the gas central heating boiler and further oak internal doors leading to:

BEDROOM 1

15'4" (excluding wardrobes) x 8'9" (4.67m (excluding wardrobes) x 2.67m)



A well proportioned double bedroom benefitting from a westerly aspect into the rear garden, having built in wardrobes with overhead storage cupboard, central heating radiator, inset downlighters to the ceiling and double glazed window.



BEDROOM 2

12'2" max x 9'5" (3.71m max x 2.87m)



A further double bedroom having aspect to the front with large, walk in over stairs cupboard which measures 4'2" x 3'1", central heating radiator and double glazed window.

BATHROOM

5'5" x 6'10" (1.65m x 2.08m)



Tastefully appointed with a contemporary three piece white suite by RNK Ceramics including close coupled WC,

pedestal washbasin with chrome swan neck mixer tap and mosaic tiled splash back and P shaped shower bath with both mixer tap and separate wall mounted shower mixer with independent handset over, contemporary towel radiator and double glazed window to the front.

EXTERIOR



The property occupies a pleasant position within this established area, set back behind an open plan frontage which provides off road car standing for several vehicles having a gravelled border with box hedging and inset shrubs. To the side of the property is a timber courtesy gate which leads into a landscaped rear garden that benefits from a westerly aspect having initial stoned flagged terrace leading onto a central lawn with gravelled pathways and block set edging leading to a further seating area at the foot, established borders with inset shrubs, enclosed in the main by panelled fencing and established fencing and also incorporates two useful timber storage sheds.



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).

Please note, we understand there is a "shared" element with neighbour regarding the driveway and access to the rear.

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:-

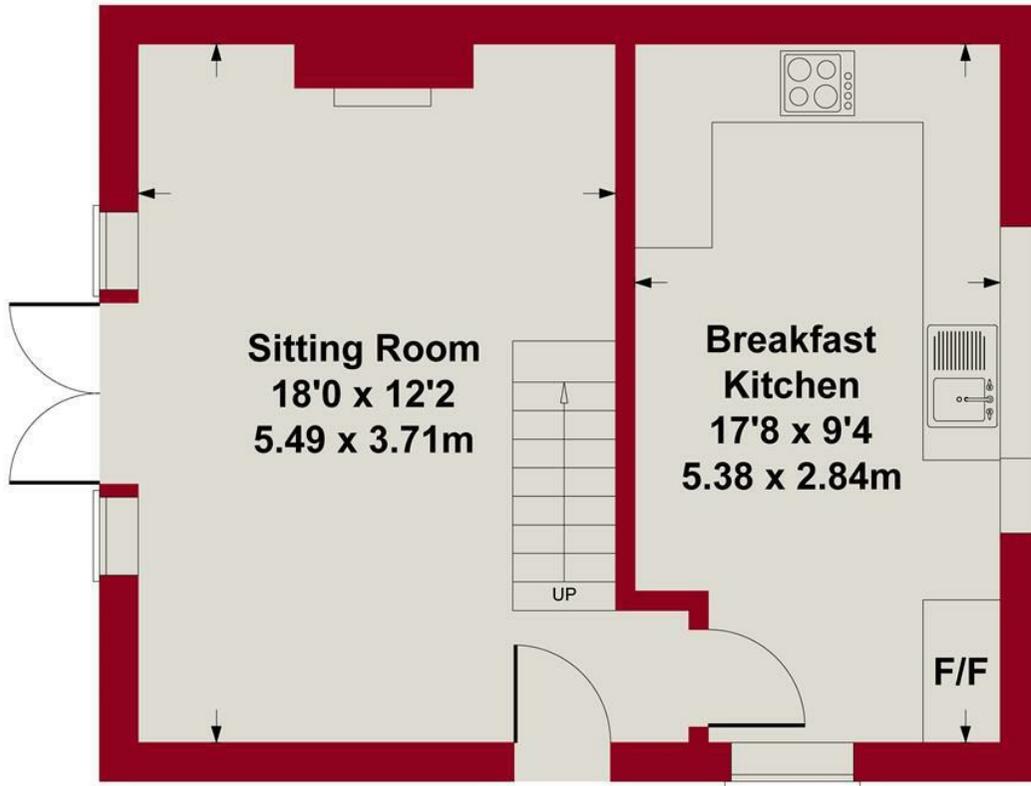
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

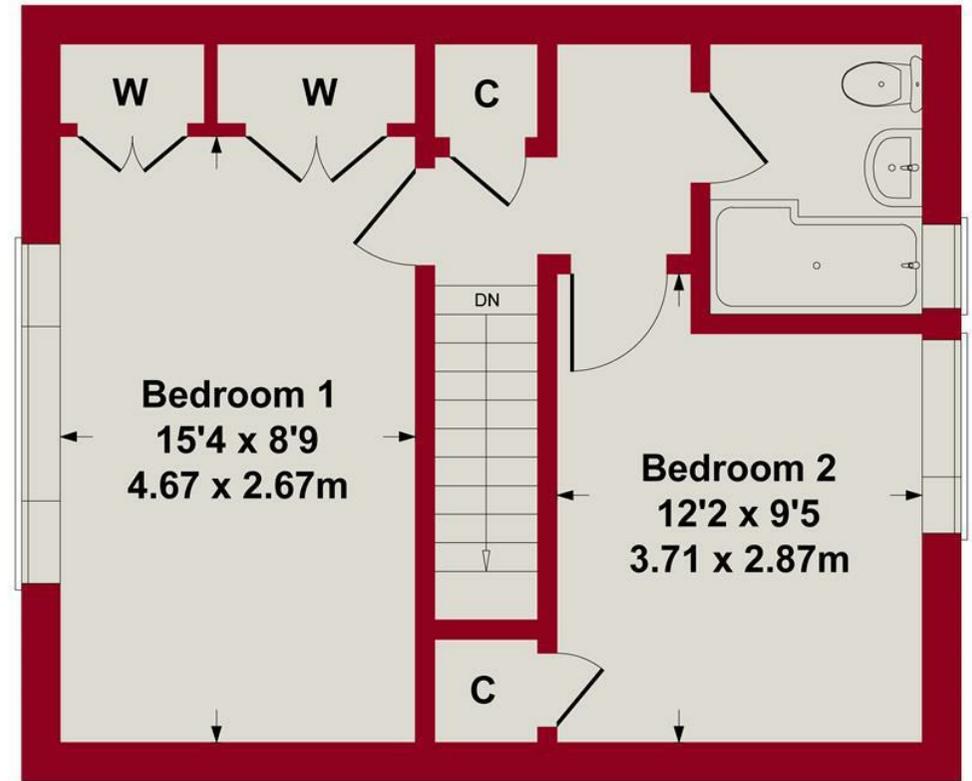
<https://reports.ofsted.gov.uk/>

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.

Produced by Potterplans Ltd. 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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