



Hammond
Property Services

FOR SALE

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**4 CROFT RISE, EAST BRIDGFORD, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8PS**

£299,950

4 CROFT RISE, EAST BRIDGFORD, NOTTINGHAMSHIRE NG13 8PS

There can only be one lucky purchaser for this well proportioned and extended 4 bedroomed home located within a very popular cul de sac – make sure it's you!

The gas centrally heated interior provides ideal living for families, professional couples or retired executives seeking a home in this most sought after village location. The interior is well complemented by a landscaped rear garden that enjoys plenty of sunshine being south westerly facing - perfect for those who enjoy al fresco dining during balmy summer months. The GARAGE is accessed from the secure gates at the rear of the property.

For those requiring a speedy purchase, the property is being offered with the benefits of NO CHAIN.

East Bridgford has long been regarded as one of the best villages in the area. It benefits from an extremely popular village school, village shop/post office, The Royal Oak as well as a modern health centre.

Buyers who are looking for an extended home, with a downstairs W.C. and a GARAGE... in a charming village setting, just minutes walk from countryside and yet only five minutes drive of the Market Town of Bingham are going to be hard pressed to find a better value for money home in the area – don't miss it!

East Bridgford is an established Conservation village and is well served by public transport services, shops including post office, hairdressers and newsagent, excellent Primary School with an Ofsted Good Status (and serving Organic Food!) which feeds in to Toot Hill School, a lively local Public House, active Churches, modern health practice, Sports Field and numerous sporting and other clubs and associations. The village enjoys a thriving community with annual Scarecrow Competitions and a very successful annual Village Fete with vintage flypasts!

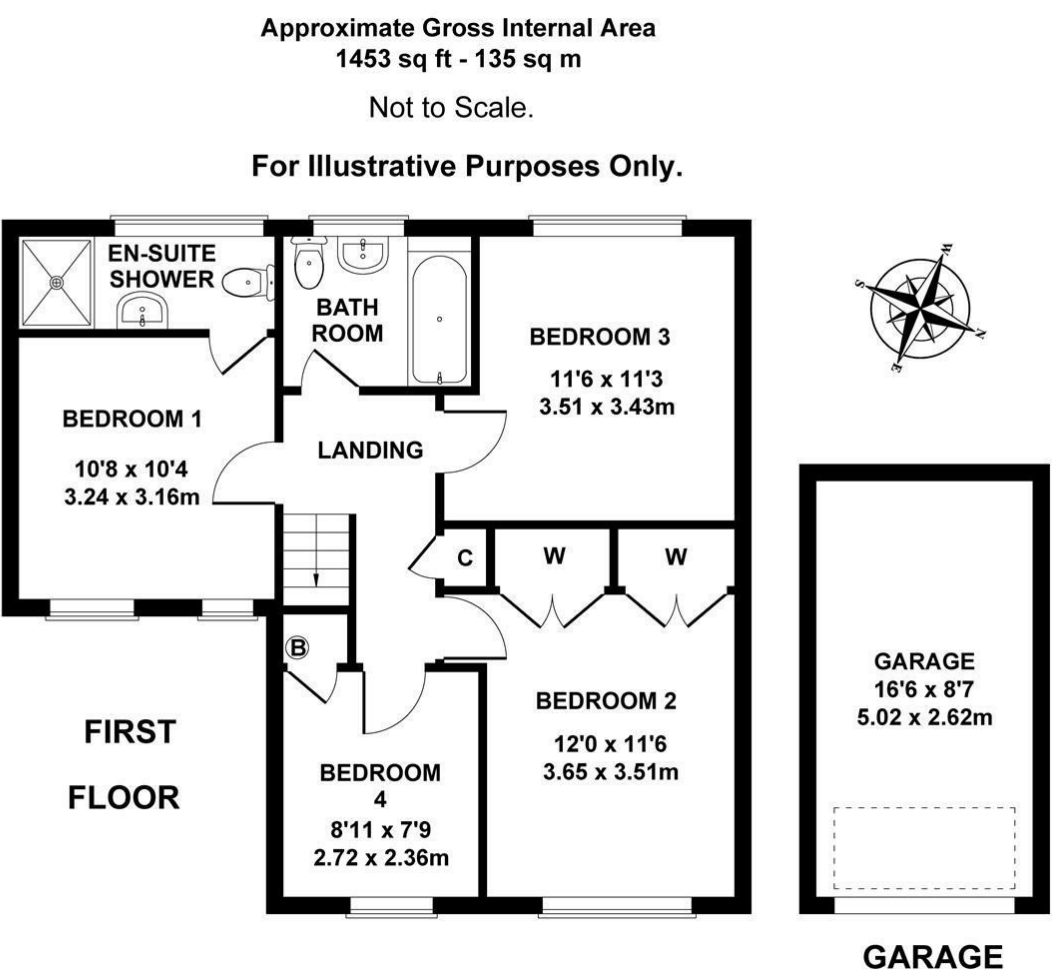
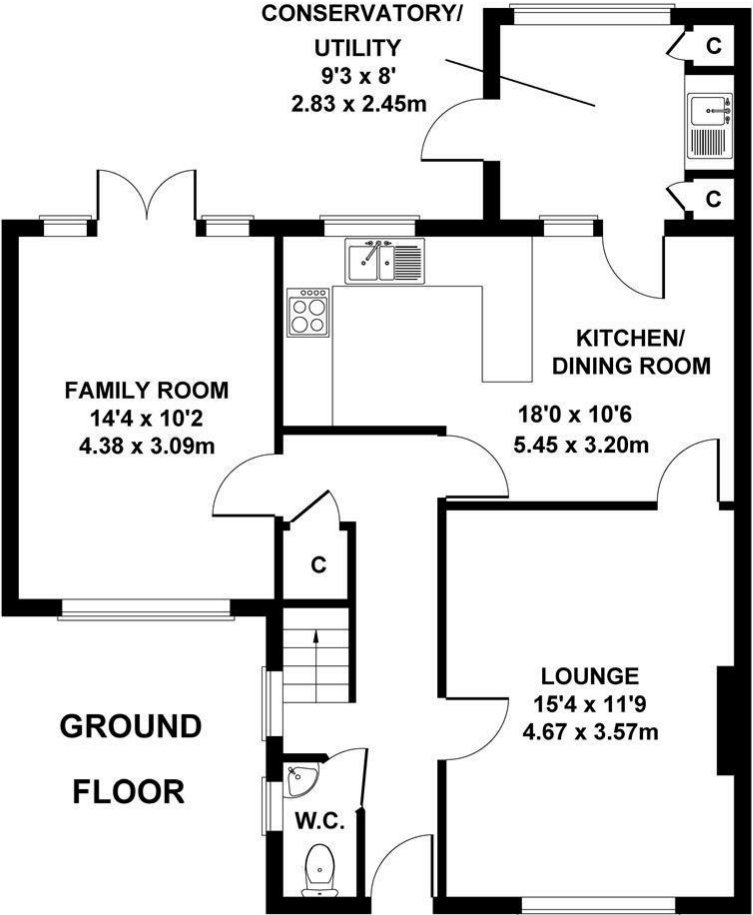
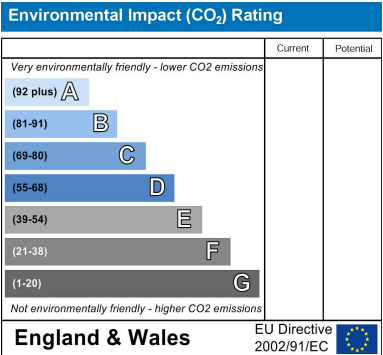
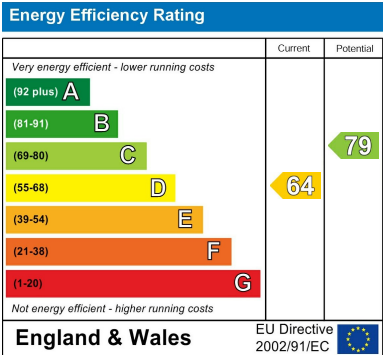


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. Passing the new Leisure & Community Centre centre on your right, continue ahead at the first island until reaching the large traffic island take the 3rd exit onto the old A46 as directed to East Bridgford and Car Colston. Passing the Garden Centre on the left, turn next left as directed to East Bridgford. Proceed into the village passing the health centre on the left as well as the Post Office and General Store. Passing the village pub, The Royal Oak, at the 'T' junction with St. Peter's Church, turn right into Kneeton Road. Continue for 500 yards until turning right into Croft Rise and the property will be clearly denoted on your right by way of the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8PS

Council Tax Band

D



BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

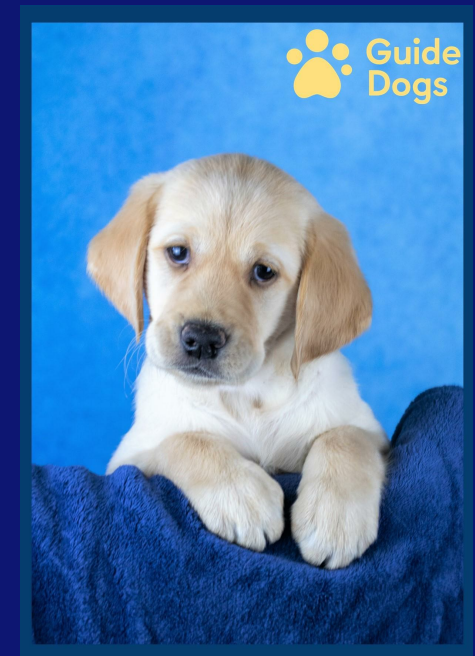
REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker. 1st October 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





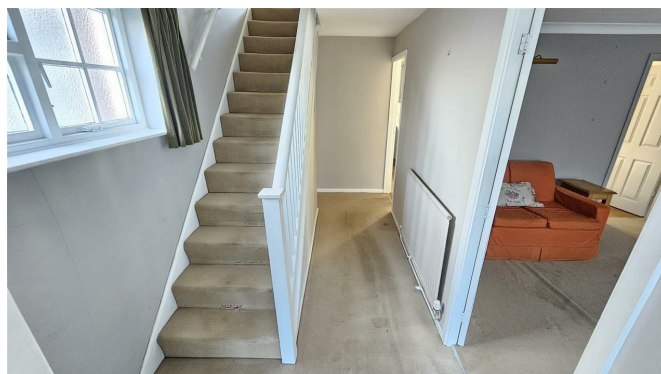
Multi-glazed entrance door into the

HALLWAY

14'3 x 6'0 (4.34m x 1.83m)
with stairs to the first floor, central heating radiator, access to the cloakroom, multi glazed window to the side and door to the

LOUNGE

15'4 x 11'9 (4.67m x 3.58m)
A light and airy reception room with a central heating radiator and a bow window to the front. Wall light points. From the lounge, a door opens into the





DINING KITCHEN

18'0 x 10'6 (5.49m x 3.20m)

Reconfigured from the original layout creating an open plan space which provides access to the single storey conservatory extension at the rear. Wood effect flooring and a central heating radiator. Recessed lighting. AEG double oven and four ring gas hob. Towel radiator and wine cooler.

To the kitchen is a range of wall, base and drawer units, with a marble effect worktop, inset stainless steel sink and drainer unit, window overlooking the rear garden.





CONSERVATORY / UTILITY

9'3 x 8'6 (2.82m x 2.59m)
with a sink unit, plumbing for washing machine and tiled flooring, Useful storage cupboards. electric storage heater and a door into the rear garden.



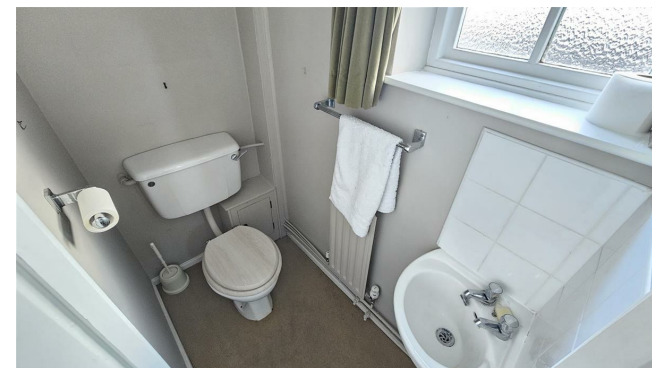


DINING / FAMILY ROOM

14'4 x 10'2 (4.37m x 3.10m)
with a central heating radiator and windows to the front and a French doors to the rear garden.

CLOAKROOM / W.C.

back to the hallway with a low flush W.C., wall mounted wash basin, a central heating radiator, window to the side.





LANDING

with a built-in airing cupboard, access to loft space with drop-down ladder and doors to

BEDROOM 1

10'8 x 10'4 (3.25m x 3.15m)
with a central heating radiator and windows overlooking the front.

EN-SUITE SHOWER ROOM

with a walk-in shower, pedestal wash hand with tiled splashback basin & low flush W.C. Central heating radiator, electric towel radiator, window to the rear elevation.





BEDROOM 3

11'6 x 11'3 (3.51m x 3.43m)
with a central heating radiator and a window overlooking the rear.

BEDROOM 4

9'0 x 7'9 (2.74m x 2.36m)
with a central heating radiator and a window overlooking the front.



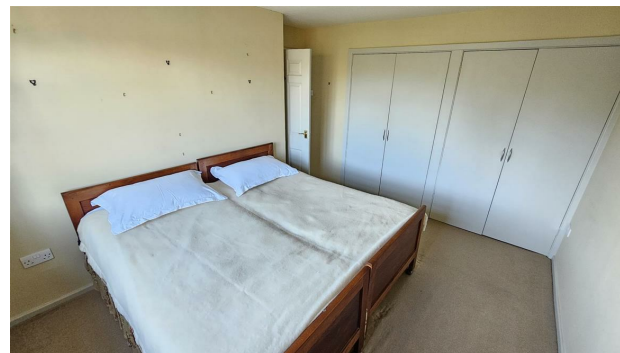


BEDROOM 2

12'0 x 11'6 (3.66m x 3.51m)
with a central heating radiator and a window
overlooking the front. Two sets of built-in
double wardrobes.

BATHROOM

with a panelled bath with shower over, low flush
W.C., pedestal wash basin, half-height tiling,
and an obscure window to the rear. Central
heating radiator.





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OUTSIDE - FRONT

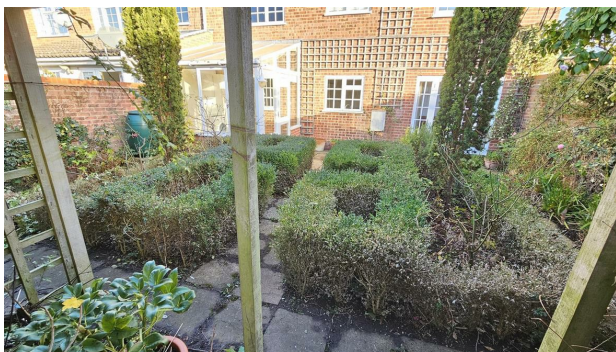
The property occupies a pleasant corner plot that overlooks established trees to the front. An area of lawn and shrub borders with a pathway and rail to the front door.

OUTSIDE - GARAGE TO THE REAR

To the left hand side and rear of the property are double gates that lead to the GARAGE.



**SECURE DOUBLE GATES
LEADING TO THE GARAGE**



OUTSIDE - REAR

The rear garden is bordered and fully enclosed by brick walling with a small paved terrace area. A neatly maintained box hedging provides the texture to the garden whilst the planted borders provide the colour.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



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Buy to Lets - inc HMOs

Protection for:
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Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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← Want one of these???

Then get one of these!!!

→



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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!