

HoldenCopley

PREPARE TO BE MOVED

Croft Rise, East Bridgford, Nottinghamshire NG13 8PS

Guide Price £250,000 - £260,000

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SIMPLY STUNNING...

This exceptionally well presented three bedroom townhouse is truly a credit to its current owner as the property has been transformed to show home standards throughout. This house has had a rear extension to create a snug area with a feature log burner and a utility room. The recently upgraded kitchen diner has a range of integrated appliances and a space for a six seated dining room table along with a good sized lounge and a downstairs WC. To the first floor there are three bedrooms serviced by a modern bathroom suite with a designer shower. Outside there is a private enclosed rear garden. The property is situated in a sought after and highly regarded village location and benefits from being in the catchment for great schools including East Bridgford St Peter's CofE Academy, further information can be found on Nottingham City council website <https://www.nottinghamshire.gov.uk/search-for-a-school#/catchments>. We strongly recommend an early viewing as this property just has to be viewed to fully appreciate the quality of accommodation on offer!

NOT TO BE MISSED!





- Modern Town House
- Three Bedrooms
- Rear Extension
- Stunning Kitchen Diner
- Snug
- Utility and WC
- Modern Bathroom
- Sought After Village Location
- Great First or Family Home
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator and provides access into the accommodation

W/C

This space has a low level flush WC, a floating wash basin, a radiator, tiled splash back, tiled flooring and a UPVC double glazed window to the front elevation

Living Room

15'2" x 11'8" (4.64 x 3.56)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, wall light fixtures and a period feature fireplace

Kitchen / Diner

18'0" x 12'3" (5.50 x 3.74)

The kitchen diner has a range of base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven, an integrated microwave, a four ring gas hob with an extractor fan, an integrated dishwasher, an under stair storage cupboard, tiled flooring, tiled splash back and a radiator

Snug

8'7" x 8'5" (2.63 x 2.59)

This room has wood effect flooring, a feature log burner with a tiled hearth, a radiator, recessed spotlights, two Velux windows and double french doors opening out to the garden

Utility Room

7'3" x 5'8" (2.21 x 1.73)

The utility room has base and wall units with rolled edge worktops, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled flooring, a Velux window, recessed spotlights and a single door providing access to the garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a loft hatch and provides access to the first floor accommodation

Master Bedroom

12'2" x 11'8" (3.71 x 3.56)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring and double fitted wardrobes

Bathroom

7'5" x 5'4" (2.27 x 1.65)

The bathroom has a low level flush WC, a counter-top wash basin with a base cupboard, an electrical shaving point, a panelled bath with an overhead shower and shower screen, tiled flooring, partially tiled walls, a modern radiator, recessed spotlights, an extractor fan and a UPVC double glazed window to the rear elevation

Bedroom Two

11'8" x 11'3" (3.57 x 3.44)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator and carpeted flooring

Bedroom Three

8'9" x 7'11" (2.69 x 2.42)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring and a built in cupboard

OUTSIDE

Front

To the front of the property is a lawned garden with a paved pathway and decorative plants

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn and a gravelled border, courtesy lighting, fence panelling and gated access

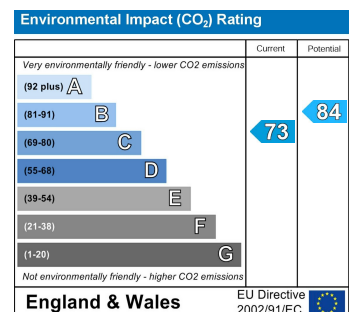
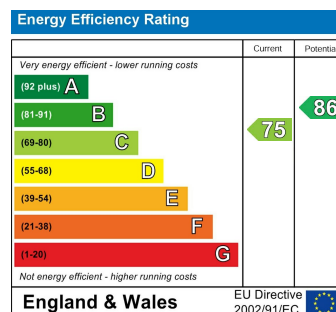
Garage

The garage is brick built in an adjacent block

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