

HoldenCopley

PREPARE TO BE MOVED

Springdale Lane, East Bridgford, Nottinghamshire NG13 8NP

Guide Price £750,000 - £775,000

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SIMPLY STUNNING...

This four bedroom detached house wouldn't be out of place on Grand Designs due to the clever design for modern living whilst boasting spacious accommodation sitting on a sizable plot of approximately a quarter of an acre and spanning across three floors. This property is situated in an exclusive and highly sought after village location with excellent commuting links to Nottingham, Grantham and Bingham. East Bridgford benefits from steeping in local history and is host to a range of excellent amenities and facilities including The River Trent, public houses, a village hall, local shops and within catchment to rated schools. Internally, the ground floor comprises of an entrance porch and hallway, two double bedrooms, a bathroom and a utility room with access into the integral garage. Downstairs on the lower level is a breakfast kitchen benefiting from a range of modern units and integrated appliances, a W/C, three versatile reception rooms and a large living room with a feature fireplace and bi-folding doors opening out into the rear patio. The first floor is host to a further two double bedrooms and a shower room suite. Outside to the front of the property is a gravelled driveway providing ample off-road parking for multiple vehicles and to the side and rear is a fantastic, private garden benefiting from multiple seating areas, an ornamental pond and plenty of sun exposure throughout the day!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Four Reception Rooms
- Modern Fitted Breakfast Kitchen
- Two Bathrooms
- Integral Garage
- Ample Off-Road Parking
- Beautiful, Multi-Tiered Private Garden
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Porch

6'0" x 5'4" (1.84m x 1.65m)

The porch has carpeted flooring, a UPVC double glazed window to the side elevation and a composite door providing access into the accommodation

Entrance Hall

20'1" x 6'0" max (6.13m x 1.85m max)

The entrance hall has carpeted flooring, a UPVC double glazed window to the side and rear elevation, a radiator and a UPVC door via the porch

Garage

20'5" x 10'4" (6.24m x 3.16m)

The garage, which is currently being used as a workshop, has ceiling strip lights, power points, fitted base units and double doors to the front elevation

Utility Room

10'11" x 4'11" (3.33m x 1.51m)

The utility room has fitted base and wall units with a rolled edge worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, tiled flooring, tiled splashback, a wall-mounted Worcester combi-boiler, a single door into the garage and a UPVC double glazed window to the rear elevation

Hallway

6'10" x 6'0" (2.09m x 1.83m)

Bedroom Two

18'11" x 11'5" (5.79m x 3.50m)

The second bedroom has three UPVC double glazed windows to the front and side elevation, carpeted flooring and a radiator

Bedroom Three

11'11" x 11'10" (3.64m x 3.63m)

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

Bathroom

8'9" x 6'10" (2.67m x 2.09m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a 'P' shaped bath with an overhead rainfall dual shower and a shower screen, partially tiled walls, tiled flooring, an electrical shaving point, a radiator, an extractor fan and a UPVC double glazed obscure window to the side elevation

LOWER LEVEL

Hallway

13'10" x 6'1" (4.22m x 1.87m)

This hallway has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, an in-built under stair cupboard, recessed spotlights and provides access to the lower level accommodation

W/C

4'7" x 2'5" (1.40m x 0.76m)

This space has a low level dual flush W/C, a wall-mounted wash basin, partially tiled walls, tiled flooring and an extractor fan

Dining Room

13'10" x 12'7" (4.24m x 3.84m)

The dining room has a UPVC double glazed window to the front elevation, wooden flooring, a radiator, double wooden doors with glass inserts leading into the kitchen and double UPVC doors to access the garden

Breakfast Kitchen

19'1" x 15'6" (5.82m x 4.73m)

The kitchen has a range of fitted gloss base and wall units with hardwood laminate worktops and a feature breakfast bar island, plinth lighting, an inverted stainless steel sink and a half with a mixer tap, an integrated twin fan double oven, an integrated fridge freezer, an additional integrated freezer, an integrated dishwasher, an integrated wine cooler, a gas hob with an angled extractor fan, tiled splashback, tiled flooring, a radiator, recessed spotlights, two UPVC double glazed windows to the rear elevation and double UPVC doors to access the garden

Living Room

20'8" x 17'2" max (6.31m x 5.25m max)

The living room has carpeted flooring, recessed spotlights, a TV point, a recessed chimney breast alcove with a feature gas fire, a wooden mantelpiece and a tiled hearth, two radiators, a feature part pitched roof, two Velux windows and bi-folding doors opening out to the garden

Hallway

18'4" x 3'2" (5.61m x 0.99m)

This hallway has carpeted flooring, recessed spotlights and a radiator

Cinema Room

10'9" x 10'2" (3.30m x 3.11m)

The cinema room has carpeted flooring, recessed spotlights and a radiator

Study

11'5" x 6'0" (3.48m x 1.85m)

The study has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

FIRST FLOOR

Landing

20'5" x 7'5" max (6.23m x 2.27m max)

The landing has carpeted flooring and provides access into the accommodation

Master Bedroom

17'4" x 12'6" max (5.29m x 3.82m max)

The main bedroom has three UPVC double glazed windows to the front and side elevation, carpeted flooring, two radiators and fitted sliding door wardrobes

Bedroom Four

10'7" x 9'6" (3.24m x 2.92m)

The fourth bedroom has two UPVC double glazed windows to the side and rear elevation, carpeted flooring and a radiator

Bathroom

7'6" x 5'6" (2.29m x 1.69m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, eaves storage, an electrical shaving point, vinyl flooring, partially tiled walls and a UPVC double glazed window to the rear elevation

OUTSIDE

To the front of the property is a gravelled driveway providing off-road parking for four cars as well as access into the integral garage. To the side and rear of the property is a well-established multi-tiered secluded garden with multiple patio areas, a raised decking area, ornamental pond, external lights, an extensive lawn, a range of mature trees, plants and shrubs, a shed, raised planters, an outdoor tap and hedged and fenced boundaries with gated access

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

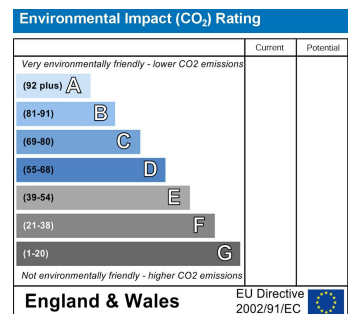
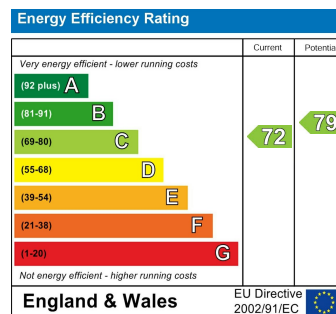
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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