Robert Ellis

look no further...

Haycroft Way,
East Bridgford, Nottingham
NG13 8PB

£415,000 Freehold

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THIS IS AN EXTENDED AND UPGRADED THREE BEDROOM DETACHED PROPERTY POSITIONED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF EAST BRIDGFORD VILLAGE.

Robert Ellis are pleased to be instructed to market this two or three double bedroom detached property which over recent years has been significantly extended by the current owners with the accommodation being arranged on two floors and for all that is included to be appreciated, we recommend that interested parties do take a full inspection so they can see the layout and size of the accommodation and privacy of the cottage style rear garden for themselves. East Bridgford is a most sought after village to the East of Nottingham on the edge of the Vale of Belvoir and is easily accessible to Bingham, Radcliffe on Trent, Southwell, Nottingham and Newark and is therefore a very popular and convenient village location for people to live.

The property stands back from Haycroft Way with a block paved parking area at the front which provides off road parking for up to four vehicles and being constructed of brick to the external elevations under a pitched tiled roof, this lovely home which has been re-wired, has had the radiators replaced, most of the windows and external doors replaced, had the kitchen re-fitted with high quality units, had two new shower rooms installed and provides a lovely home which we are sure will appeal to many people looking to live in East Bridgford. The property is entered through a stylish composite front door into a reception porch with an internal door leading to the hallway, off which there are wood panelled doors leading to the dining room which in turn has double doors opening to the large lounge which has French doors to the rear garden and a log burning stove, the kitchen is well fitted with Shaker style units and wooden work surfaces and from the kitchen there is a rear hallway which provides access out to the rear of the property and to the adjoining garage. There is also a further large room to the ground floor which could be either a double bedroom or a sitting room and there is a shower room/w.c. To the first floor the landing leads to two double bedrooms, one of which has a walk-in wardrobe and the other a dressing room, which could be a further walk-in wardrobe or study type area and there is also a second shower room/w.c. off the landing. Outside there is an adjoining brick garage to the right of the property, the block paved car standing at the front and there is access via the left hand side of the property to the rear. The rear garden has been landscaped in a cottage style with numerous established plants and provides several places for people to sit and enjoy outside living. The rear garden is kept private by having fencing and natural screening to the boundaries and is a lovely feature of this individual home.

East Bridgford has a great community feel being a friendly village with a local newsagents and Post Office, hairdressers, medical centre, St Peter's C of E Primary School provides schooling for younger children with schools for older children being found at nearby Bingham and Radcliffe on Trent where there are also many other shopping facilities including supermarkets and other retail outlets. The Royal Oak pub and restaurant is situated across the main road from Haycroft Way and there are other pubs and restaurants in Bingham, Radcliffe on Trent and other villages as you head out into the Vale of Belvoir. There is also East Bridgford Garden Centre which is positioned off the A46 which is a road that provides easy access to Newark and Leicester and the A52 takes you to Nottingham and to Grantham on the East side and the A1.

Porch
Stylish composite front door with inset opaque glazed leaded panels and opaque glazed side panel, quarry tiled floor and a pine panelled door leading into:

Reception Hall
Stairs with balustrade and cupboard under leading to the first floor, radiator, pine panelled doors leading to all the rooms off the hallway and a double opening shelved linen storage cupboard.

Lounge/Sitting Room
20'2 x 11'9 approx (6.15m x 3.58m approx)
This large main reception room has double opening double glazed French doors with double glazed windows to the side leading out to the rear garden and there is a double glazed eye level window to the side wall, feature log stove set in the chimney breast with a wooden mantle and slate style tiled hearth, pine flooring, cornice to the wall and ceiling and a radiator.

Dining Room
13' x 12' approx (3.96m x 3.66m approx)
The extended dining room has two double glazed windows to the front, radiator, pine flooring and double opening doors with inset glazed panels leading to the lounge/sitting room.

Kitchen
13'5 x 10'8 plus open pantry (4.09m x 3.25m plus open pantry)
The extended kitchen has been re-fitted when the building works were carried out to the property and it has a Shaker style units with a wooden work surfaces and includes a 1½ bowl enamel sink with a mixer tap set in a wooden work surface which extends to three sides and has cupboards, drawers with a corner cupboard having pull out fittings and an integrated dishwasher below, space for a cooking Range with a back plate and hood over, further wooden work surface with cupboard and drawer below, double glazed window to the front with a wooden sill, feature vertical radiator, pantry recess which has provides housing for an upright fridge/freezer and tiled flooring which extends through into the rear hallway.

Rear Hall
This wide hallway has a half double glazed door with a matching side panel leading out to the rear garden, tiled flooring, built-in storage cupboard and an internal door to the adjoining garage.

Bedroom 3/Snug
12'10 x 9'8 approx (3.91m x 2.95m approx)
Double glazed window to the rear, radiator and pine flooring.

Shower Room
The ground floor shower room has a corner shower with a mains flow shower system which includes a rain water shower head and hand held shower, tiling to two walls and a glazed sliding door and protective screens, pedestal wash hand basin with a mixer tap and a low flush w.c., mirror fronted wall cabinet, feature chrome radiator with heated towel rail, tiled flooring and recesses shelf to the wall above the w.c.

First Floor Landing
Double glazed window to the rear, access to loft storage space and white panelled doors leading to:

Bedroom 1
14' x 12' max approx (4.27m x 3.66m max approx)
Double glazed window to the front, feature radiator, pine flooring and large walk-in wardrobe which provides hanging space and shelving.

Bedroom 2
11'3 x 9'6 reducing to 8'5 approx (3.43m x 2.90m reducing to 2.57m approx)
This third bedroom has a double glazed window to the front, feature radiator, pine flooring and off this room there is a dressing area/study which has a Velux widow to the sloping ceiling (7'2 x 5' approx).

Shower Room
The shower room to the first floor has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a glazed protective screen, low flush w.c. and a hand basin with a mixer tap and tiled splashback with a double cupboard below, feature radiator with a chrome heated towel rail, wood grain tiled flooring, recessed lights to the ceiling and a Velux window.

Outside
At the front of the property there is block paved drive which provides parking for up to four vehicles and an established bed to the front boundary. There is a gated pathway to the left hand side of the property and to the right hand side there is a storage area and a fence running along the right hand boundary.

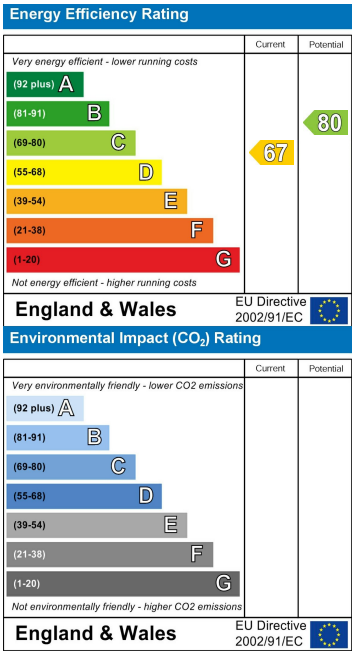
The main garden is positioned to the rear of the property and this is cottage style with it being extremely well planted with several places for people to sit and enjoy outside living, there are ponds and the garden is kept private by having fencing and natural screening to the boundaries. There is an outside water supply and lighting provided.

Garage
23'8 x 8'2 approx (7.21m x 2.49m approx)
The garage has been extended to the front and has an up and over main entrance door, opaque glazed window to the rear, 1½ bowl stainless steel sink with a mixer tap set in a work surface with space for an automatic washing machine and other appliances below, wall mounted boiler, the electric and gas meters are housed in the garage and there is an internal door to the rear hallway.

Council Tax
Band D - £2,206

Agents Notes
The property has been altered and extended since the EPC was carried out.

Robert Ellis
ESTATE AGENTS



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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