6B Kirk Hill, East Bridgford, Nottinghamshire, NG13 8PE

£925,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- New Build Contemporary Home
- 2 Ensuites & Main Bathroom
- Additional Snug/Study
- Air Source Heat Pump
- Driveway & Garage
- 5 Bedrooms
- Stunning Open Plan Living/Dining Kitchen
- Under Floor Heating To Ground Floor
- Gated Close
- Solar panels and Battery storage

A fantastic opportunity to purchase a really interesting, detached, recently completed and efficient (EPC A rated) contemporary home, forming one of four individual and unique homes within a small gated backwater on the outskirts of this highly regarded and much sought after village.

The property is designed with a great deal of thought and attention to detail creating versatile living over two floors with a biased towards light and airy spaces; having full height windows and high ceilings creating a feeling of space which is enhanced by its neutral decoration and clean lines all of which create a wonderful home within a pleasant village setting.

The property boasts up to five bedrooms and two ensuites as well as a main family bathroom; the principle bedroom having far reaching views to the rear as well as ensuite and dressing room facilities. To the ground floor a spacious initial entrance hall with a central stairwell gives access into a pleasant snug/generous ground floor office space and a ground floor cloak room. The entrance hall leads into a stunning, open plan, light airy living/dining kitchen which provides a wonderful everyday living/entertaining space flooded with light having windows to three elevations and access out into the rear garden.

The property is tastefully presented throughout with contemporary fixtures and fittings; benefitting from under floor heating to the ground floor fueled by Air Source Heat Pump and an air recirculation system; zinc finished triple glazed windows, electric car charging point, solar panels with battery storage and a 10 year warranty with "Build Zone".

As well as the internal accommodation the property occupies a delightful plot with an initial shared gated driveway into a further enclosed courtyard area with sliding electric gates giving access to the four dwellings that occupy the close. The property benefits from its own driveway and attached garage with electric door.

The gardens run to three sides and have been thoughtfully landscaped to provide a pleasant, level, outdoor space and a secure environment.

Overall viewing is the only way to truly 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 CONTEMPORARY FULL HEIGHT ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16' x 12'3" into stairwell (4.88m x 3.73m into stairwell)
A well proportioned initial entrance vestibule having an attractive contemporary turning staircase rising to the first floor with under stairs storage cupboard beneath and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROO

7'2" x 5'6" (2.18m x 1.68m)
Having a two piece contemporary suite comprising close coupled WC and wall mounted washbasin; window to the side.

SITTING ROOM/SNUG

14' x 10' (4.27m x 3.05m)
A versatile reception space that could be utilised for a variety of purposes whether it be a formal sitting or dining room, a games room or generous ground floor office.

OPEN PLAN LIVING/DINING KITCHEN

30'4" x 22'6" (9.25m x 6.86m)
A fantastic, well proportioned, open plan, light and airy space boasting a generous floor area which approaches 700 sq.ft.; flooded with light benefitting from windows to three elevations including a run of bifold doors which lead out into the rear garden but also having elevated views across the Trent Valley beyond. The initial kitchen area is large enough to accommodate a dining space which is open plan to a fitted contemporary kitchen with a range of base and drawer units and two runs of stone preparation surfaces including a central island unit with under mounted sink with brushed metal swan neck mixer tap; integrated appliances include Neff hide n' slide oven and combination microwave, AEG dishwasher and Neff downdraft induction hob. The kitchen dining area in turn opens out into a fantastic living space with a feature alcove and windows to two elevations as well as a run of bifold doors into the garden.

Returning to the kitchen a further door leads through into:

UTILITY ROOM

7'8" into cupboards x 4'3" (2.34m into cupboards x 1.30m)
Well appointed with a generous range of integrated storage having a full height larder unit; integrated fridge and freezer to the side; marble effect work surface with plumbing for washing machine and space for tumble dryer beneath and wall mounted cupboards above.

RETURNING TO THE INITIAL ENTRANCE HALL A CONTEMPORARY TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING
Having further doors leading to:

PRINCIPLE SUITE
A well proportioned principle suite which offers around 300 sq.ft. of floor area comprising a double bedroom, walk in dressing area and ensuite facilities; the room being flooded with light having windows to two elevations including a corner window unit which affords stunning panoramic views across the Trent Valley.

BEDROOM
15' x 12'10" (4.57m x 3.91m)
Having further doors leading to:

ENSUITE SHOWER ROOM
8'4" x 7' (2.54m x 2.13m)
Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and wall mounted washbasin with chrome mixer tap; contemporary towel radiator and window to the rear.

WALK IN WARDROBE/DRESSING AREA
7'2" x 4'1" (2.18m x 1.24m)
Having central heating radiator.

BEDROOM 2
15'10" x 9'8" (4.83m x 2.95m)
An L shaped room of generous proportions, also benefitting from ensuite facilities and having windows to two elevations including an attractive corner, dual aspect, window with pleasant views into the courtyard at the front.

A further door leads through into:

ENSUITE SHOWER ROOM
7'2" x 6'4" (2.18m x 1.93m)
Having a three piece suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and wall mounted washbasin with chrome mixer tap; contemporary towel radiator and window to the front.

BEDROOM 3
12' x 9'11" (3.66m x 3.02m)
A further double bedroom having useful alcoves and window to the side.

BEDROOM 4
12' x 9'7" (3.66m x 2.92m)
Again a double bedroom having an aspect to the side and useful alcoves.

BEDROOM 5
9'6" x 8'2" (2.90m x 2.49m)
A double bedroom having an aspect to the side.

FAMILY BATH/SHOWER ROOM
8'4" x 8'2" (2.54m x 2.49m)
A well proportioned family bath/shower room comprising a four piece suite comprising double length shower enclosure with wall mounted shower mixer with both independent shower handset and rainwater rose over; free standing double ended bath with wall mounted mixer tap; close coupled WC and wall mounted washbasin with chrome mixer tap; contemporary towel radiator and window to the side.

EXTERIOR
The Property occupies a pleasant landscaped plot looking out onto an initial shared central courtyard at the front but to the rear affords wonderful panoramic views across adjacent fields and the Trent Valley beyond. The gardens wrap around all sides and are mainly laid to lawn with estate and contemporary fencing and a large paved terrace which links back into the living area of the kitchen. Accessed from the initial shared driveway is the private drive of the property and, in turn, an attached garage.

GARAGE
19'2" x 14'3" (5.84m x 4.34m)
Having an electric sectional up and over door, power and light and also housing the hot water system and heat recovery ventilation system.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band tbc

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains electricity, drainage and water. Heating is via an electric air source heat pump, with solar installation and battery storage. (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area.
The property will have a ten year warranty from "Build Zone", underwritten by AXA.
The initial driveway off Kirkhill is shared with neighbouring properties, with electric gate access and shared turning area to the front. There maybe a shared responsibility for maintenance and associated costs.

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#

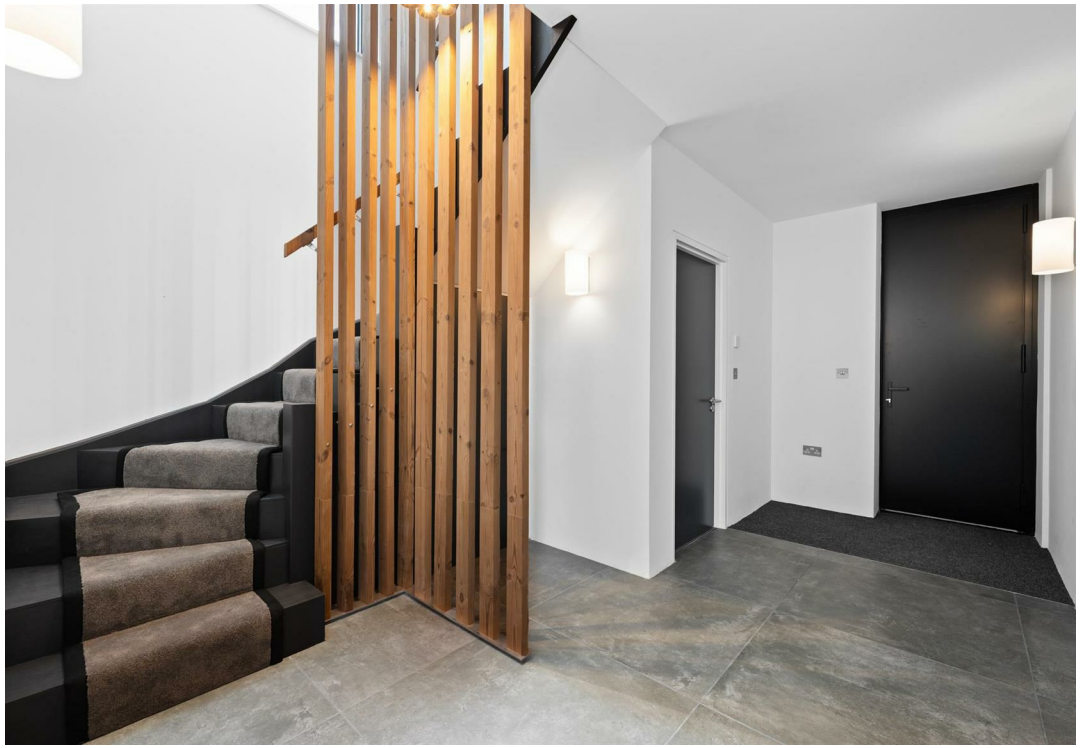
Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

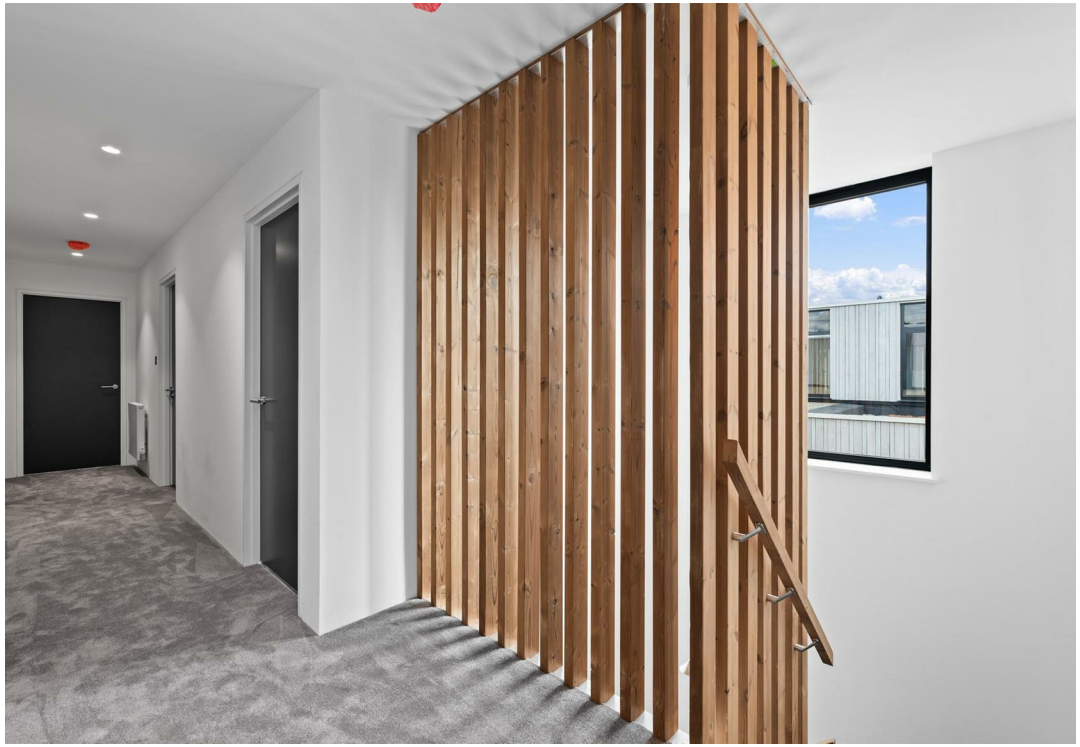
Radon Gas:-
https://www.ukradon.org/information/ukmaps

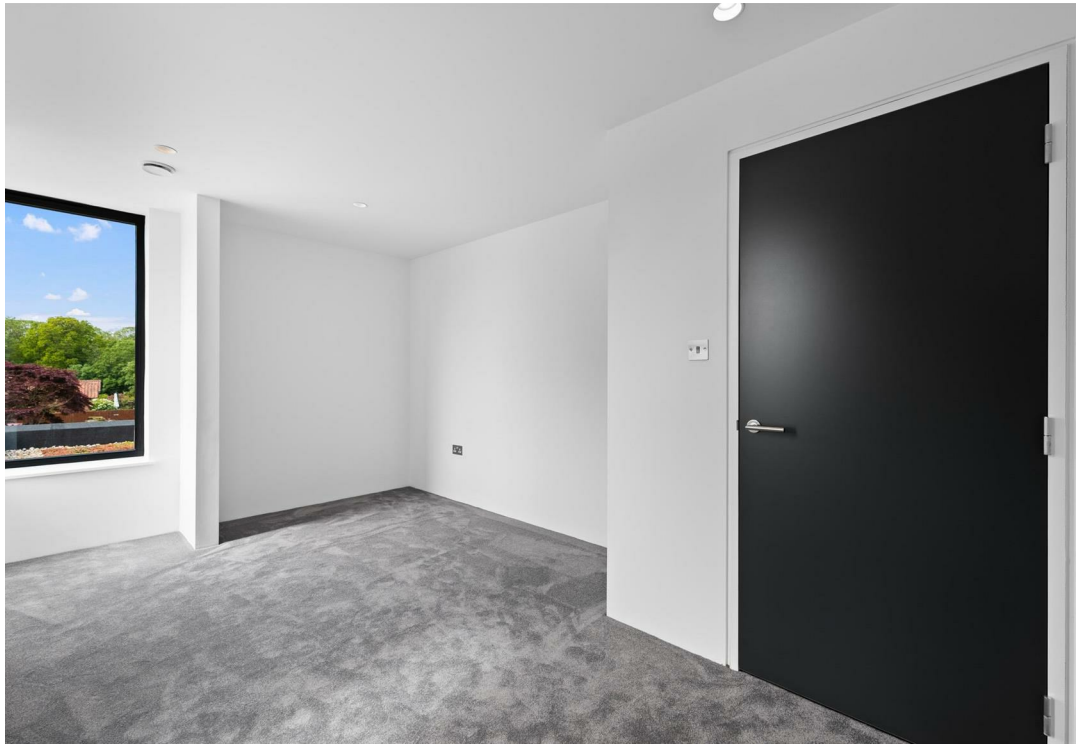
School Ofsted reports:-
https://reports.ofsted.gov.uk/

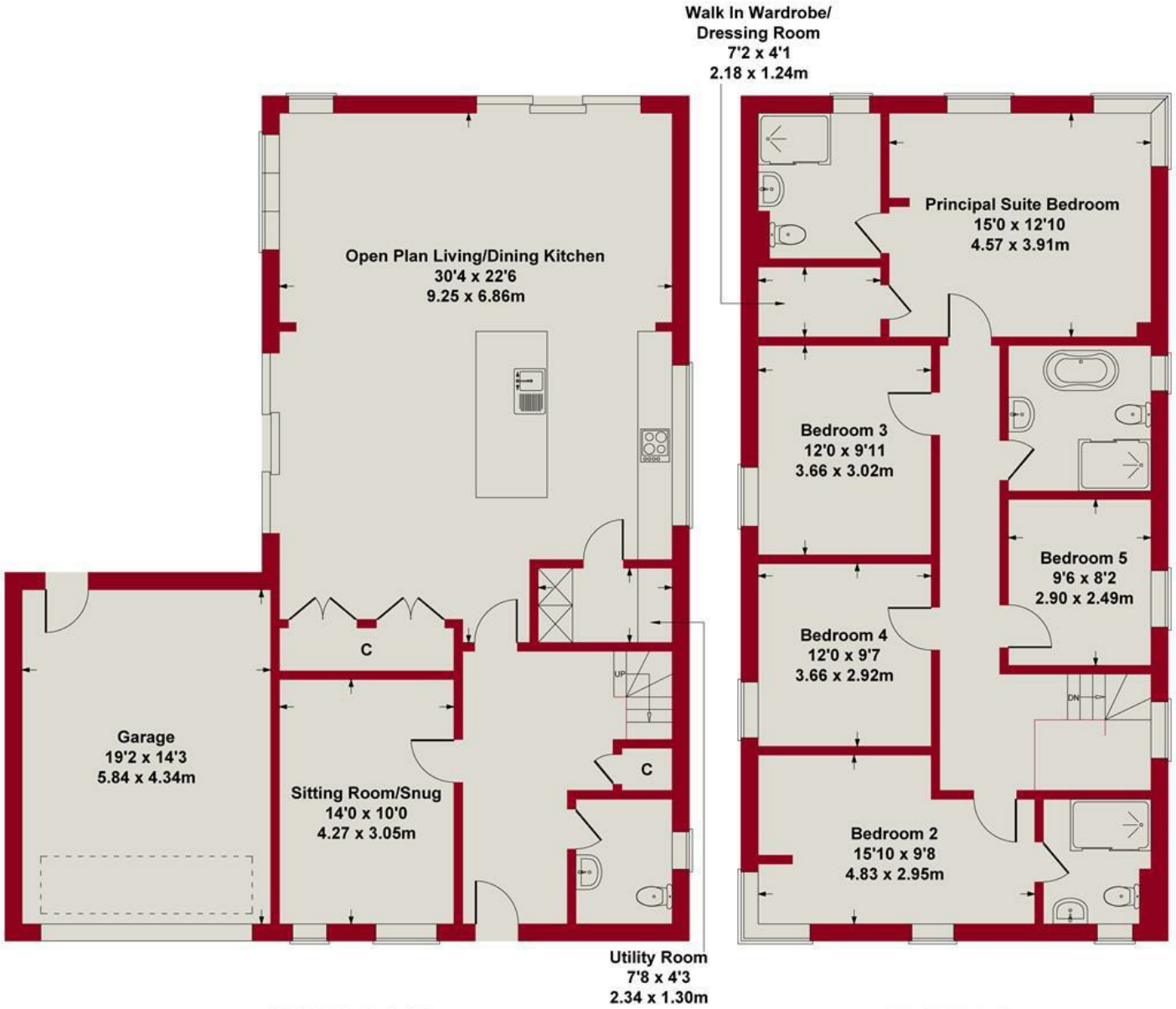
Planning applications:-
https://www.gov.uk/search-register-planning-decisions

AEG
AEG









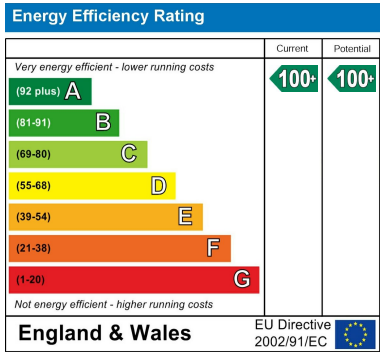
GROUND FLOOR **FIRST FLOOR**

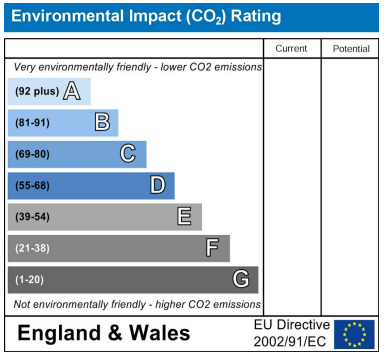
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

RICHARD WATKINSON PARTNERS





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 firms 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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers