

5 Burneham Close, East Bridgford, Nottinghamshire, NG13 8NT

£595,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 4 Bedrooms
- Ground Floor Cloak Room & Utility
- Potential For Home Office/Gym
- Quiet Backwater Setting
- Tastefully Modernised Throughout
- 3 Reception Areas
- Ensuite & Main Bathroom
- Part Converted Garage
- Viewing Highly Recommended

We have pleasure in offering to the market this beautifully presented, detached, family orientated home tucked away in a quiet backwater and fronting a courtyard setting which provides a pleasant outlook to the front and benefitting from a just off westerly facing garden at the rear.

Over recent years the property has seen a tasteful programme of modernisation with upgraded kitchen, Porcelanosa tiled and fitted bathrooms, floor coverings and modern radiators as well as contemporary decoration throughout. The property also benefits from replacement double glazed sash windows throughout, updated gas central heating boiler, new guttering and parapet wall copings on the roof.

The property offers a versatile layout comprising an initial entrance hall which leads into a light and airy dual aspect sitting room with fitted modern dresser unit and bifold doors leading out into the westerly facing rear garden. An open plan dining kitchen provides a fantastic every day space with windows to the front and rear and again thoughtfully updated with a generous range of contemporary units with quartz preparation surfaces and high quality integrated appliances, with useful utility off. A snug/study provides a perfect home office ideal for today's way or working, with an aspect into the rear garden. In addition there is a contemporary ground floor cloak room.

To the first floor there are four bedrooms, the principal of which benefits from ensuite facilities, and separate family bathroom.

The property is approached on foot within a delightful courtyard setting shared with a handful of other similar dwellings, having established trees providing a pleasant outlook. The rear garden has been beautifully landscaped providing a secluded, westerly facing, outdoor space which links back into the main reception with a large porcelain terrace, central lawn and well stocked perimeter borders. Parking is accessed off Walnut Tree Lane to the rear of the property where there is a detached former double garage that has been part converted to create a useful outdoor room which is insulated, plastered and newly decorated with floors identical to the main house; with electric heating, power, light and TV connection. This is currently utilised as a gym but would make an ideal home office (subject to necessary consent). The remainder of the garage provides a useful workshop/storage space with double parking to the front.

Overall this is a fantastic opportunity for a wide range of prospective purchasers to acquire an immaculate, well thought out and tastefully presented home within this well regarded village.

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.

AN ATTRACTIVE BRAND NEW MODERN BUT TRADITIONAL STYLE WOOD GRAIN EFFECT COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL PORCH AREA

8' into cupboard x 3' (2.44m into cupboard x 0.91m)
A useful space having built in cloaks cupboard, inset downlighters to the ceiling, wood effect laminate flooring and open doorway leading through into:

MAIN ENTRANCE HALL

10'2" x 8'2" (3.10m x 2.49m)
A well proportioned space having spindle balustrade staircase rising to the first floor landing, useful under stairs storage cupboard beneath, continuation of oak effect flooring, inset downlighters to the ceiling and further doors, in turn, leading to:

SITTING ROOM

22'7" x 11'6" (6.88m x 3.51m)
A well proportioned light and airy open plan space which benefits from a dual aspect with sash windows to the front overlooking a central courtyard area and aluminium bifold doors leading out into the rear garden. A feature chimney breast with central alcove provides a focal point having built in shelved dresser unit to the side providing a good level of storage.

STUDY/SNUG

8' x 8' (2.44m x 2.44m)
A versatile reception perfect as a home office although currently utilised as a snug area; having a sash window with pleasant aspect into the rear garden.

GROUND FLOOR CLOAK ROOM

7'10" x 3'5" (2.39m x 1.04m)
Beautifully appointed having been tastefully modernised with a contemporary suite comprising WC with concealed cistern, tiled vanity surround and wall mounted vanity unit with rectangular washbasin fitted on tiled wall; chrome towel radiator, tiled floor, inset downlighters to the ceiling and window to the rear.

OPEN PLAN DINING KITCHEN

26' max x 12' max (8' min) (7.92m max x 3.66m max (2.44m min))
A light and airy, well proportioned, open plan space benefitting from a dual aspect. The dining/reception area is open plan to the kitchen which is beautifully appointed with a

generous range of contemporary wall, base and drawer units providing an excellent level of storage with attractive quartz preparation surfaces; under mounted Franke sink unit with swan neck mixer tap and quartz upstands; integrated appliances including AEG induction hob with concealed hood over, Smeg double ovens, AEG fridge freezer and dishwasher; inset downlighters to the ceiling and windows overlooking the rear garden.

An open doorway leads through into:

UTILITY SPACE
5'2" x 3'7" (1.57m x 1.09m)
Having fitted wall and base units complementing the main kitchen with quartz preparation surface and upstands; integrated washer dryer, tiled floor and composite wood grain effect exterior door with integral blind leading into the rear garden.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING
Having inset downlighters to the ceiling, window with pleasant aspect to the front across a central courtyard area and, in turn, further doors leading to:

BEDROOM 1
14' x 11'11" (4.27m x 3.63m)
A well proportioned double bedroom benefitting from ensuite facilities; inset downlighters to the ceiling, pleasant aspect to the front and a further door leading through into:

ENSUITE SHOWER ROOM
6'8" x 2'9" (2.03m x 0.84m)
Having a contemporary suite comprising shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over and bifold door, vanity unit with inset washbasin; contemporary towel radiator, shaver point and windows to the side

BEDROOM 2
12'6" x 11'6" (3.81m x 3.51m)
Again a well proportioned double bedroom having a pleasant aspect to the front; built in wardrobe and inset downlighters to the ceiling.

BEDROOM 3
11'7" x 9'6" (3.53m x 2.90m)
Again a double bedroom having a pleasant aspect into the rear garden, inset downlighters to the ceiling and access to loft space above.

BEDROOM 4
12' x 6'7" (3.66m x 2.01m)
A further potential double bedroom currently utilised as a dressing room; having inset downlighters to the ceiling and pleasant aspect into the rear garden.

BATHROOM
6'3" x 7'10" (1.91m x 2.39m)
Tastefully appointed with a contemporary suite comprising tiled panelled bath with chrome wall mounted shower mixer with both independent handset and rainwater rose over, WC set in an attractive tiled vanity surround and vanity unit with wide rectangular washbasin; contemporary towel radiator, inset downlighters to the ceiling and window to the rear.

EXTERIOR
The property occupies a delightful quiet backwater location tucked away in a small courtyard style setting, benefitting from a just off westerly rear aspect with an open plan frontage that is mainly laid to lawn with established borders and central pathway leading to the main entrance door. To the rear of the property is a delightful landscaped garden, well stocked with an abundance of trees and shrubs; having an initial porcelain paved terrace leading onto a central lawn providing an outdoor entertaining space that links back into the main reception. To the foot of the garden, access off the close at the rear, is a former double garage that has been part converted to provide a useful gym or workshop space. The remainder of the original garage provides a useful workshop/storage space.

GYM/OFFICE
14' x 8'11" (4.27m x 2.72m)
A really useful space that has been insulated, plastered and decorated, currently utilised as a gym but also a potential home office (subject to consent); having power and light and wall mounted electric heater.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band F

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
The property owns a small section of the courtyard to the front.
The property lies within the village conservation area.

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
















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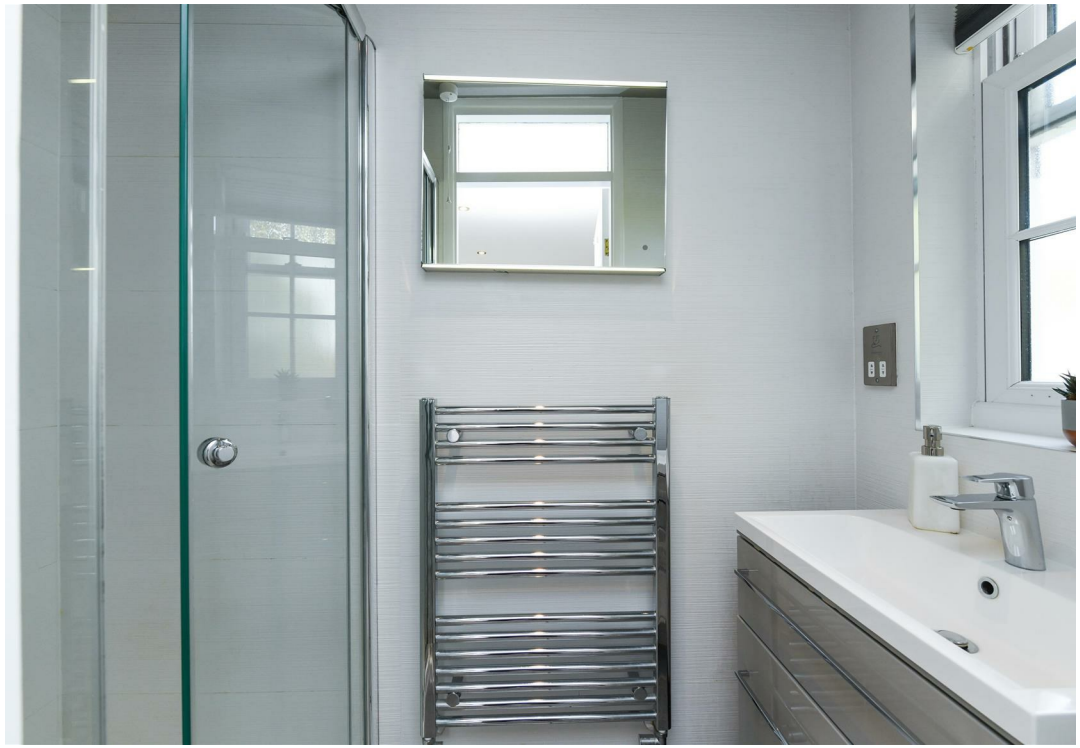

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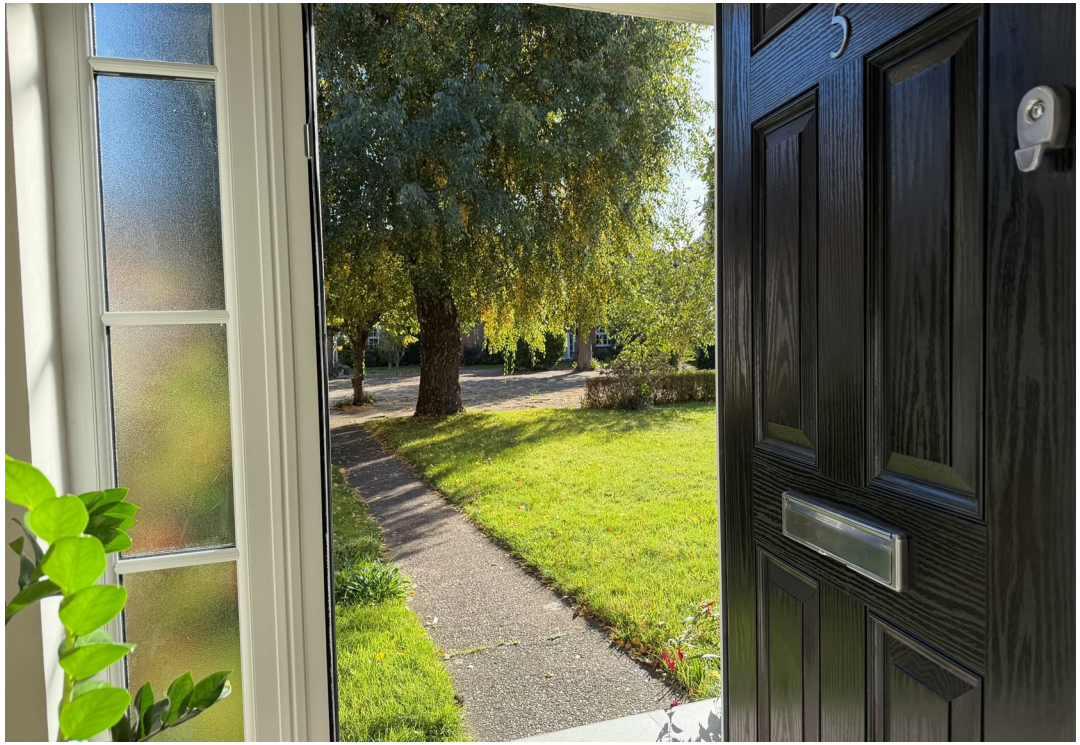


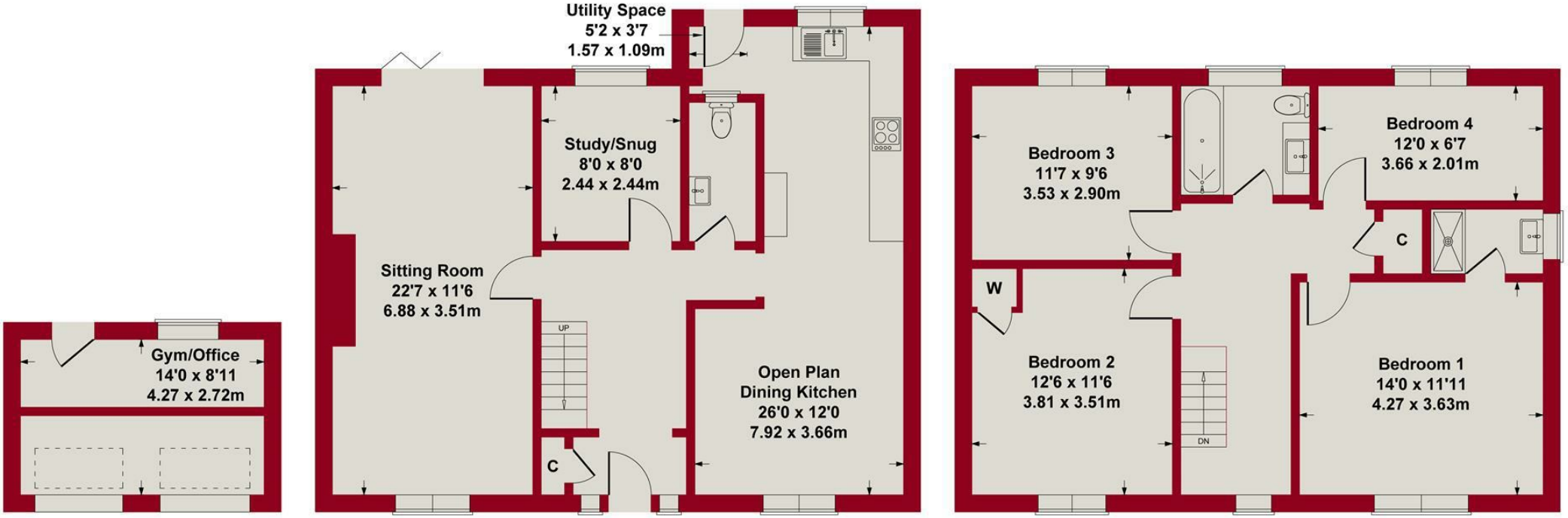












OUTBUILDING **GROUND FLOOR** **FIRST FLOOR**

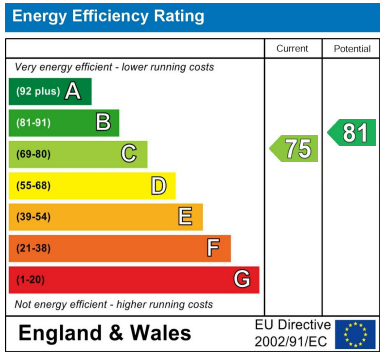
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

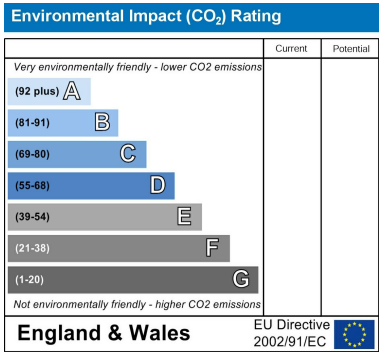
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

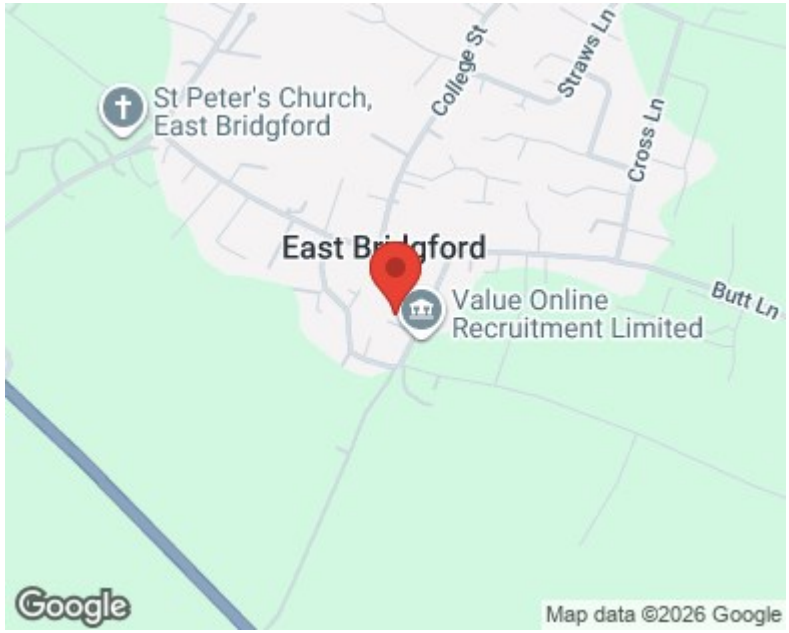
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RICS
The Property Ombudsman

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