

11 Mill Heyes, East Bridgford,
Nottinghamshire, NG13 8NU

Chain Free £415,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Tastefully Modernised Throughout
- 2 Reception Areas
- Low Maintenance Landscaped Gardens
- Cul-De-Sac Location
- Extended Accommodation
- Up To 3 Bedrooms
- Ensuite & Main Shower Room
- Generous Off Road Parking & Car Port
- No Upward Chain

An excellent opportunity to purchase a well thought out, much improved, extended, bungalow which offers versatile living to one floor and providing just in excess of 1,000 sq.ft. of internal accommodation finished to a good specification; large enough to accommodate small families but, in the main, will probably appeal to those downsizing from larger dwellings looking for a bespoke single storey home within a well regarded village.

The property has been tastefully modernised and upgraded over recent years and benefits from wood grain effect UPVC double glazed windows (some of which have integral blinds), engineered oak internal doors, architraves and skirtings, modern kitchen and shower rooms.

The accommodation comprises an initial entrance hall with integrated storage, a main reception which benefits from a dual aspect and feature fireplace and a tastefully appointed kitchen with a pleasant aspect down the close to the front. In addition there are three bedrooms, one of which benefits from ensuite facilities, and a well appointed contemporary wet room. The third bedroom is currently utilised as a home office and links through into the fantastic addition of a generous garden room at the rear with a high vaulted ceiling, inset skylights and French doors leading out into the rear garden as well as providing access into a utility room.

As well as the internal accommodation the property occupies a level, landscaped, plot tucked away in a small cul-de-sac setting enclosed by contemporary fencing and gates that lead onto a generous driveway and, in turn, a car port. To the rear is a relatively low maintenance, manageable, westerly facing garden.

Overall viewing comes highly recommended to 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

MAIN ENTRANCE HALL

10'11" max x 9'3" max (3.33m max x 2.82m max)
A well proportioned initial entrance vestibule having a feature stone tiled wall with low level storage cupboard, oak effect laminate flooring, access to part boarded loft above, column radiator, electronic controlled Velux skylight and, in turn, further engineered oak doors leading to:

SITTING ROOM

16'10" x 12'2" (5.13m x 3.71m)
A well proportioned space which is part open to the dining area of the kitchen creating an excellent everyday living/entertaining space; benefitting from a dual aspect with windows to the front and side; focal point to the room being chimney breast with herringbone brick hearth and back, inset log effect gas fire, oak mantel above, alcoves to the side and column radiator.

A large open doorway leads into:

BREAKFAST KITCHEN

16'11" x 8'5" (5.16m x 2.57m)
Tastefully appointed with a generous range of Shaker style wood grain effect units finished in heritage style colours providing an good level of storage; U shaped configuration of bokeh effect laminate work surface with inset ceramic sink and drain unit with swan neck mixer tap and tile effect splash backs; integrated appliances include five ring gas hob with chimney hood over, double oven, full height freezer, additional low level single freezer with fridge above and dishwasher; space for a small breakfast of dining table, column radiator and window to the front.

Returning to the main entrance hall further doors lead to:

BEDROOM 3/STUDY

8'8" x 9'2" (2.64m x 2.79m)
A versatile room which could be utilised as a third bedroom or home office and gives access through to a garden room at the rear; having column radiator and oak glazed door leading through into:

GARDEN ROOM

20' x 7'3" (6.10m x 2.21m)
A useful addition to the property providing a versatile reception space overlooking the garden; having vaulted ceiling with inset electrically operated skylights, column radiator, double glazed side lights, French doors leading into the garden and further doors leading to:

UTILITY SPACE

9' x 5' (2.74m x 1.52m)
Having fitted wall and base units, work surface over with inset sink and drain unit with swan neck mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer, access to loft space above and window to the rear.

BEDROOM 1
12'9" x 12'3" (3.89m x 3.73m)
A well proportioned double bedroom.

BEDROOM 2
9'2" x 8'5" (2.79m x 2.57m)
A double bedroom benefitting from ensuite facilities; window to the front and a further door leading through into:

ENSUITE SHOWER ROOM
8'4" x 2'6" (2.54m x 0.76m)
Having a suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin and chrome mixer tap; tiled walls and inset downlighters to the ceiling.

WET ROOM
8'6" x 5'5" (2.59m x 1.65m)
A purpose built shower/wet area with wall mounted shower mixer, close coupled WC and wall mounted washbasin with mixer tap; tiled splash backs and floor, combination towel radiator and skylight to the ceiling.

EXTERIOR
The property occupies a pleasant position tucked away in a small cul-de-sac setting on the westerly side of the close, occupying a landscaped plot that has been designed for relatively low maintenance living. The frontage is enclosed by contemporary fencing with double gates leading onto a mainly tarmacadam driveway providing off road car standing for numerous vehicles and to the fore of which are established borders with inset shrubs. To the side of the property is a covered car port providing further car standing and leading to the front door and a further timber courtesy gate giving access into a manageable, enclosed, outdoor space that benefits from a just off westerly aspect; having an initial block set terrace, artificial lawn, ornamental pond with timber pergola over and raised timber edged borders with inset shrubs. In addition there is exterior lighting and an outside cold water tap.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains electricity, drainage, gas and water, (information taken from Energy performance certificate and/or vendor).

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

































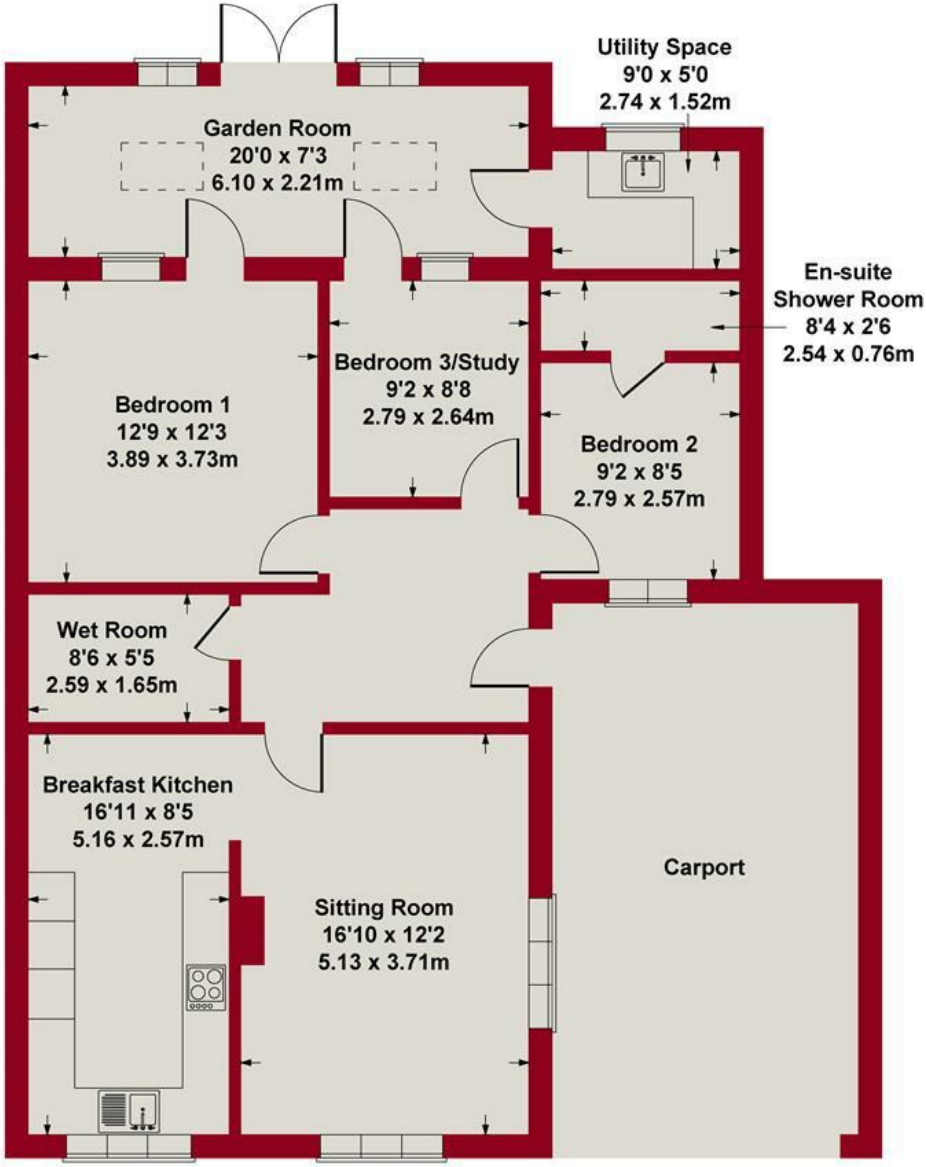

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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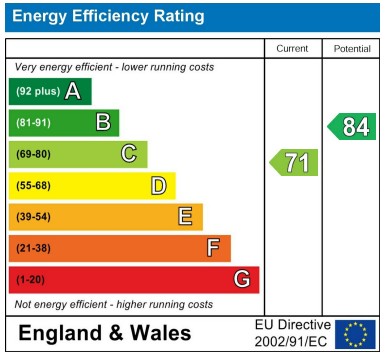

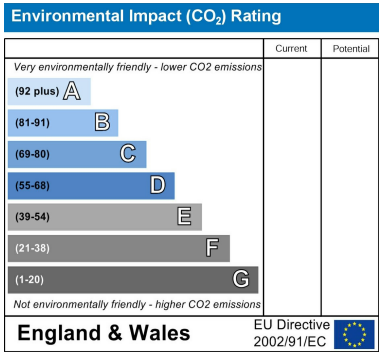



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RICS
The Property Ombudsman

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