

18a Kneeton Road, East Bridgford,
Nottingham, NG13 8PH

Guide Price £875,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- An Individual Architect Designed Home
- Stunning Open Plan Dining Kitchen
- Garden Room onto Gardens
- Three Ground Floor Double Bedrooms
- Beautiful 0.3 Acre Plot
- High Quality Finish Throughout
- Large Lounge with Log Burning Stove
- Newly Built utility/Boot Room
- Stunning Bathroom & Two En Suites
- Double Garage & Workshop

A rare and exciting opportunity to acquire an individual detached residence, thoughtfully designed and built by its architect owner circa 1990, and finished to an exceptional standard throughout.

From its inception, the property has been carefully crafted to offer a harmonious balance of generous open-plan living and well-defined private spaces, creating a natural flow of light-filled accommodation extending to approximately 3000 sq ft.

An inviting entrance porch leads into a stunning open-plan dining kitchen, beautifully positioned to enjoy views over the rear garden. The kitchen, expertly fitted by Colourhill Interiors, features a comprehensive range of high-end appliances and premium finishes.

Two sets of solid oak double doors open into a spacious lounge, complete with a charming wood-burning stove - perfect for cosy evenings. From here, bi-fold doors seamlessly connect to a delightful garden room, offering views and direct access to the landscaped rear garden.

A recently added utility/boot room (2023/24) further enhances the practicality and style of the home.

The ground floor hosts three of the four generous double bedrooms, each benefiting from patio doors opening onto the garden, creating a strong connection between indoor and outdoor living.

The principal bedroom suite enjoys a beautifully appointed en suite, upgraded in 2021.

A standout feature is the luxury family bathroom (2023), finished to an impeccable standard with designer tiling, a spacious walk-in shower, and striking Botanical Blue Forest feature tiling - creating a true spa-like retreat.

To the first floor, a versatile and spacious double bedroom is complemented by a superbly fitted en suite wet room (2025), ideal for guests or multi-generational living.

Set within an impressive plot of approximately 0.3 acres, the property enjoys a particularly private and desirable position.

To the front, a courtyard provides ample parking for three vehicles, alongside a carport and access to the attached double garage, which also includes two useful stores and a workshop.

The beautifully landscaped rear garden enjoys a sought-after south-westerly aspect and a high degree of privacy. Featuring expansive lawns, a rich variety of mature trees, plants, and shrubs, charming seating areas and climbing plants as well as a large greenhouse, the garden is designed for both relaxation and productivity - perfect for keen gardeners and families alike.

This exceptional home combines architectural individuality, high-quality finishes, and beautifully curated outdoor space, making it a truly standout property.

Viewing is highly recommended to fully appreciate the space, design, and lifestyle on offer.

ACCOMMODATION

A solid timber entrance door leads into the entrance porch.

ENTRANCE PORCH

A light bright entrance porch with floor-to-ceiling double glazed window units, tiled flooring, a vertical central heating radiator and a door leading to the dining kitchen flanked by two useful coat and shoe storage cupboards.

OPEN PLAN DINING KITCHEN

A superbly proportioned space featuring engineered oak flooring to the dining area, a large vertical column radiator, a triple-glazed window to the front aspect, and floor-to-ceiling double-glazed units to the rear.
The bespoke kitchen was redesigned by Colourhill in 2023 and is fitted with a range of base and wall cabinets with quartz worktops and splashbacks, an undermounted sink with mixer tap and drainer grooves to the side, matching upstands, cupboards and drawers, and a range of integrated appliances including a four-zone Bora hob with ventilation system, an eye-level Neff twin oven with grill, integrated full-height refrigerator, pull-out larder, drawer storage, recycling unit, corner pull-out shelving and a Bosch dishwasher. The worktop extends to form a breakfast bar.
The space is completed with tiled flooring, a vertical central heating radiator, a triple-glazed window to the front aspect, and a part-glazed door leading into the utility/boot room. A cupboard houses the electric consumer units and provides storage.

UTILITY/BOOT ROOM

A fantastic space to the front of the property, extended by the current owners to create a large utility and boot room. It features tiled flooring with underfloor heating throughout, a striking vaulted ceiling with skylight, spotlights and a Sheila Maid drying rack, a triple-glazed window to the front aspect, and a courtesy door providing access to the outside.
The room is fitted with a range of base units with quartz worktops, upstands, and a matching window sill. There is a Franke undermounted sink with a swan neck mixer tap, an integrated Hotpoint washing machine, an integrated three-drawer refrigerator by Bosch, and an additional recycling drawer.

An airing cupboard houses the hot water cylinder, with a programmer conveniently located to the side.

LOUNGE
A fantastic reception room accessed via two sets of oak double doors from the dining area and having wooden flooring, two large vertical column radiators, spotlights to the ceiling and feature wall-to-wall bespoke fitted bookcases with a central cast iron Chesneys wood burning stove. Glazed bi-fold doors open into the garden room.

GARDEN ROOM
With tiled flooring and underfloor heating, high level Velux skylights, double glazed window units overlooking the rear garden and aluminium double glazed sliding patio doors leading onto the rear garden.

REAR PORCH
With double glazed window units, tiled flooring and double glazed sliding patio doors onto the rear garden.

DRESSING CORRIDOR
With high level Velux skylights, a vertical column central heating radiator, a large built-in cupboard under the stairs providing storage and a comprehensive run of fitted wardrobes providing hanging rails and shelving.

BEDROOM ONE
A large dual aspect double bedroom with fitted wardrobes with sliding oak doors, a vertical column radiator, spotlights to the ceiling, a triple glazed window overlooking the rear garden and a double glazed sliding patio door onto the gardens.

EN-SUITE WET ROOM
A superbly appointed and recently remodelled wet room (2021), featuring a half pedestal wash basin with mixer tap and a concealed cistern floating WC with chrome flush plate.

The shower area includes a fixed glazed screen, a ceiling-mounted rainfall shower head, and an additional handheld spray hose. The space is finished with tiled flooring and a feature tiled wall, complemented by a chrome towel radiator, extractor fan, and a double-glazed, semi-obscured window to the side aspect.

BEDROOM TWO
Having a vertical central heating radiator and double glazed sliding patio doors onto gardens.

BEDROOM THREE
A good sized double bedroom with a vertical column radiator and double glazed sliding patio doors onto gardens.

PRINCIPAL BATHROOM
Fitted in 2023, this fantastic suite by Villeroy & Boch comprises a vanity wash basin with mixer tap and cupboards below, complemented by a tiled splashback, a dual-ended back-to-wall bath, and a WC.

There is also a shower enclosure with a fixed glazed screen, a rainfall shower head, and an additional handheld spray hose, along with a towel radiator. Botanical Blue Forest tiling has been used to create stylish splashbacks.

BEDROOM FOUR
Located on the 1st floor, this large double bedroom offers a versatile space and includes a range of fitted wardrobes, Velus skylights and access to an ensuite wet room.

EN SUITE WET ROOM
A stylish and contemporary wet room set beneath a characterful sloping ceiling, beautifully enhanced by a feature wall of feature tiles creating a striking focal point to the shower area. The walk-in shower is fitted with a wall hung spray hose, complemented by a minimalist fixed glazed screen.

The space benefits from tiled flooring, a floating vanity wash basin with mixer tap and tiled splashback, and a concealed cistern WC. Velux skylight and a chrome towel radiator.

COURTYARD PARKING & GARAGE
A courtyard and timber carport to the front of the plot provide parking for 3 vehicles and leads to the double garage with 2 electric up-and-over doors and 2 useful adjoining stores. There is also an adjoining workshop running the depth of the garage and with its own courtesy door to the rear.

GARDENS
The property occupies a stunning plot of approximately 0.3 acres, the majority being set to the rear, affording a south westerly aspect and including stunning landscaped gardens with patio seating areas, well stocked beds and borders, a large variety of plants, shaped lawns, a feature pergola with discreetly mounted solar panels. A feature timber pergola walkway with espalier apple and pear trees leading to an arbour. A vegetable garden at the side of the plot provides a variety of raised beds, a timber garden shed and a large greehouse housing a mature grape vine.

EAST BRIDGFORD
East Bridgford is a particularly sought after Nottinghamshire village, well equipped with local amenities including highly acclaimed primary school, local shops, two public houses and modern Health Centre. There are lovely walks along the river bank ideally accessed at Gunthorpe Bridge with its cafes, bars and restaurants. The village is ideally placed for commuting to the cities of Nottingham and Leicester, close to the A52 and A46. Further amenities can be found in the nearby market town of Bingham.

COUNCIL TAX
The property is registered as council tax band G.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
The original property is of timber framed construction. The utility room extension was built in 2023/2024.

A run of 14 solar panels were installed on the pergola in the garden in 2010. Producing electricity for consumption and also feeding back to the National Grid amounting to a payment back from the National Grid of approximately 1350 p.a. A new inverter was installed in 2025 and carries a 10 year guarantee.

The property is approached via a private driveway over which 18a has a right of access. The property enjoys a right of access at the foot of the garden onto Browns Lane.

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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

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

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












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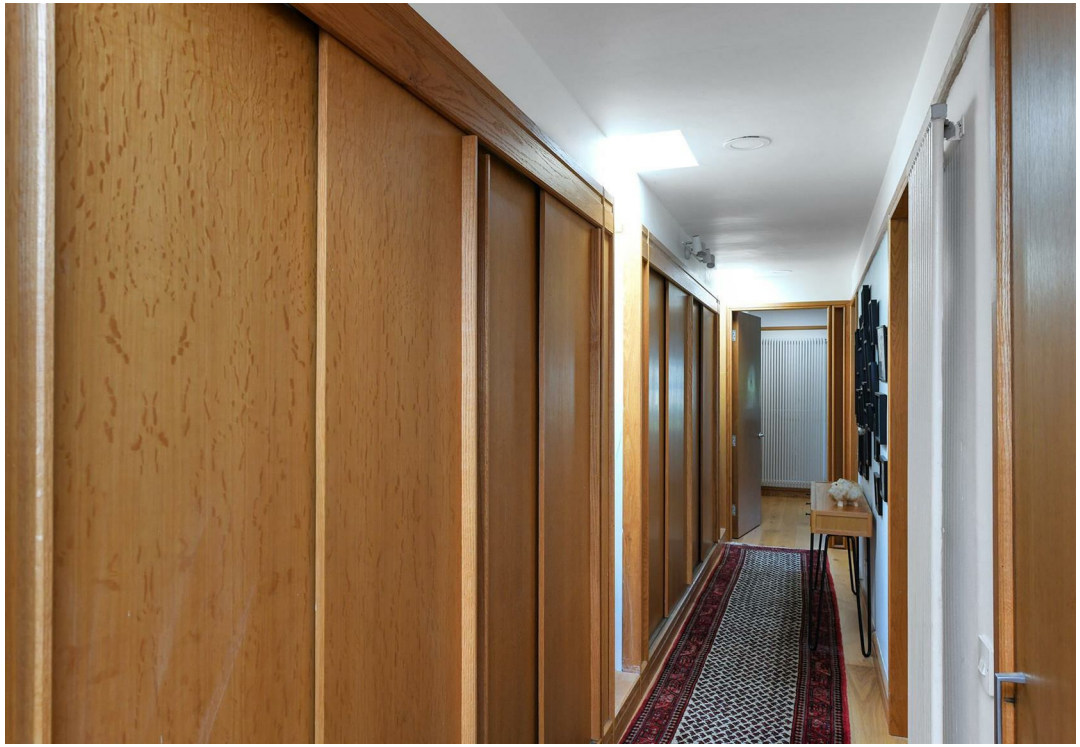












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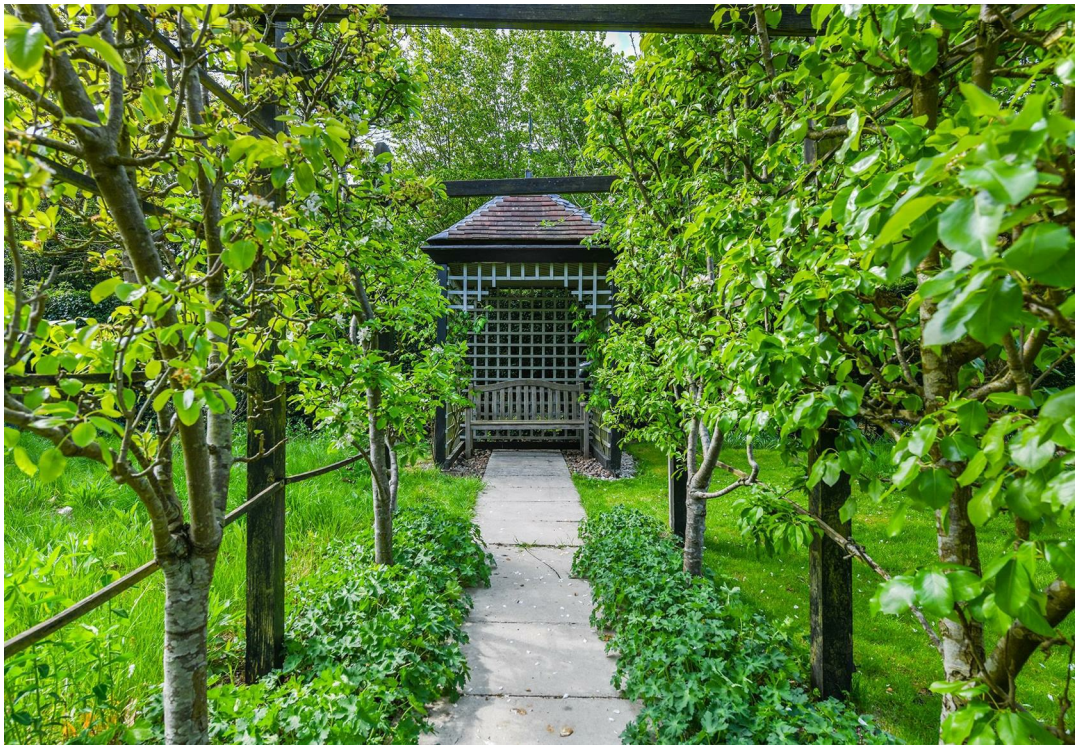
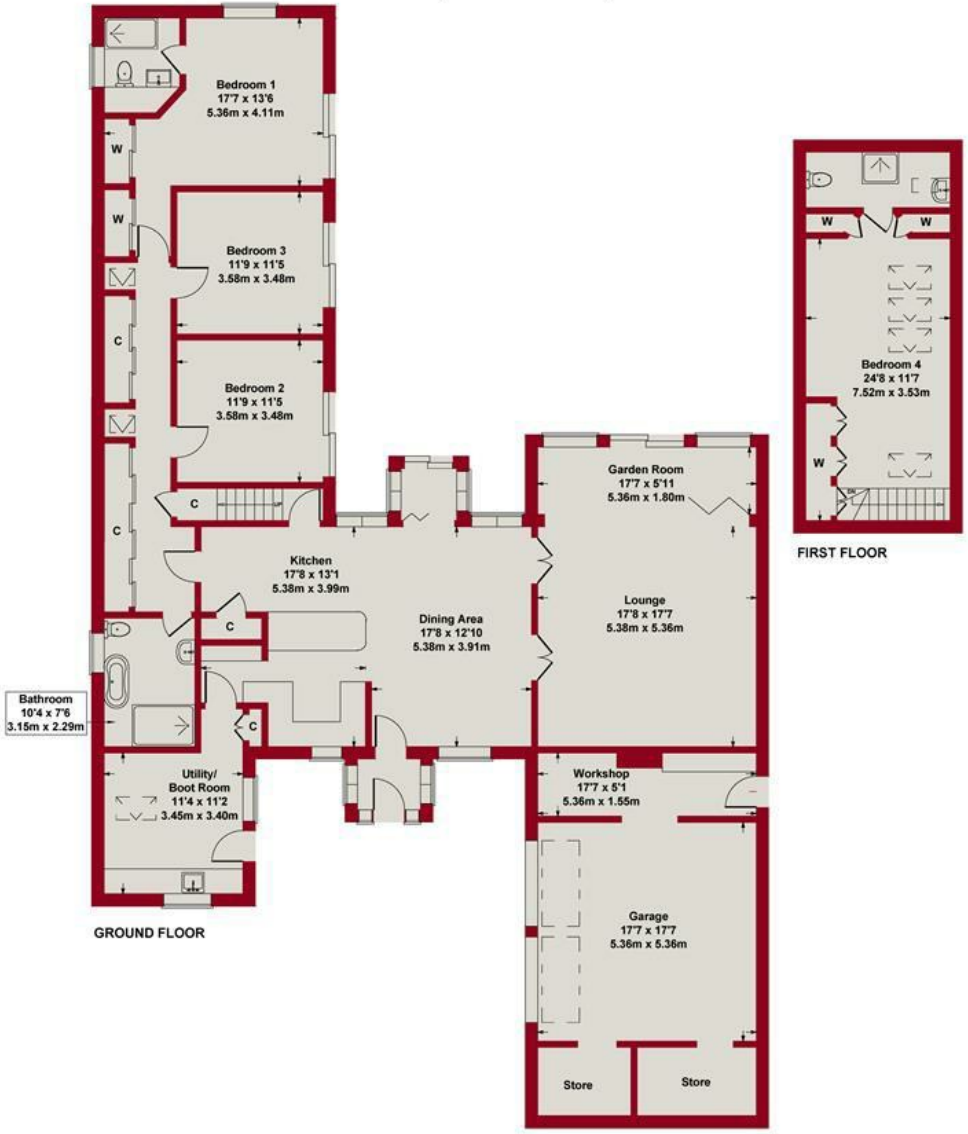








Approximate Gross Internal Area
2353 sq ft - 219 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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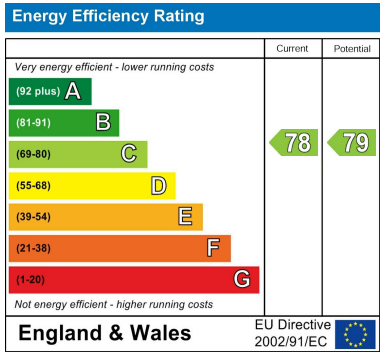

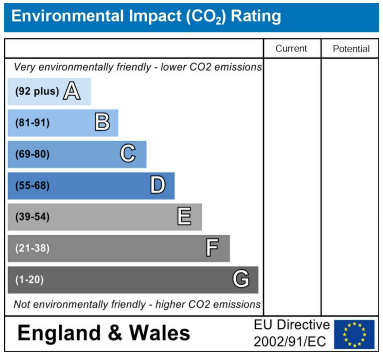



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The Property Ombudsman

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