



Occupying a breathtaking private plot of approximately three quarters of an acre in the heart of the highly regarded village of East Bridgford, this exceptional double-fronted detached home is one of those rare properties that genuinely has to be seen to be fully appreciated. Approached via a pair of electrically operated gates, a long sweeping driveway leads through beautifully established gardens to a generous circular turning area, setting the tone for the quality and character that awaits within. The current owners have invested considerable thought and care into the property since acquiring it, transforming it into a truly stunning family home that is both beautifully appointed and immaculately presented throughout. As part of their renovation works they also installed solar panels, and the property now achieves a remarkable EPC rating of B with a score of 87 out of 87 — an outstanding result for a home of this size and character, and one that speaks volumes about the quality and efficiency of the improvements made.

The accommodation is entered through a storm porch with an impressive oak entrance door, opening into a superb entrance hall that immediately makes a statement. A wide split-level staircase rises to the galleried landing above, framed by a high corniced ceiling, deep skirting, and a useful built-in cloaks cupboard. The ground floor has been thoughtfully reconfigured by the current owners to maximise the sense of space and flow, and the results speak for themselves.

The sitting room is a wonderfully generous and light-filled principal reception, enjoying a dual aspect with two pairs of French doors opening directly onto the rear garden. A handsome stone chimney breast with flagstone hearth and inset log burner forms the natural focal point of the room, flanked by built-in dresser units to the alcoves.

The real jewel in the crown of the ground floor is the spectacular kitchen diner, which the current owners have extended and transformed into an outstanding open-plan living and entertaining space. A soaring vaulted ceiling lends the room a wonderful sense of volume and grandeur, whilst two sets of bi-fold doors open directly onto a south-facing patio, flooding the space with natural light and creating a seamless connection between inside and out that is simply perfect for entertaining. The kitchen itself is fitted with a generous range of bespoke wall, base and drawer units with elegant quartz work surfaces and a central island that provides both additional preparation space and a natural social hub. The space flows beautifully into a defined dining area and a comfortable living area, the latter anchored by a characterful fireplace with gas burning stove. The current owners have cleverly relocated the utility room into what was formerly the study, keeping it discreetly tucked away whilst preserving the open, uncluttered feel of the open plan living space. The former dining room has in turn been reimagined as a dedicated home study, a practical and elegant solution that reflects how modern family life has evolved. A conveniently positioned downstairs WC completes the ground floor accommodation.

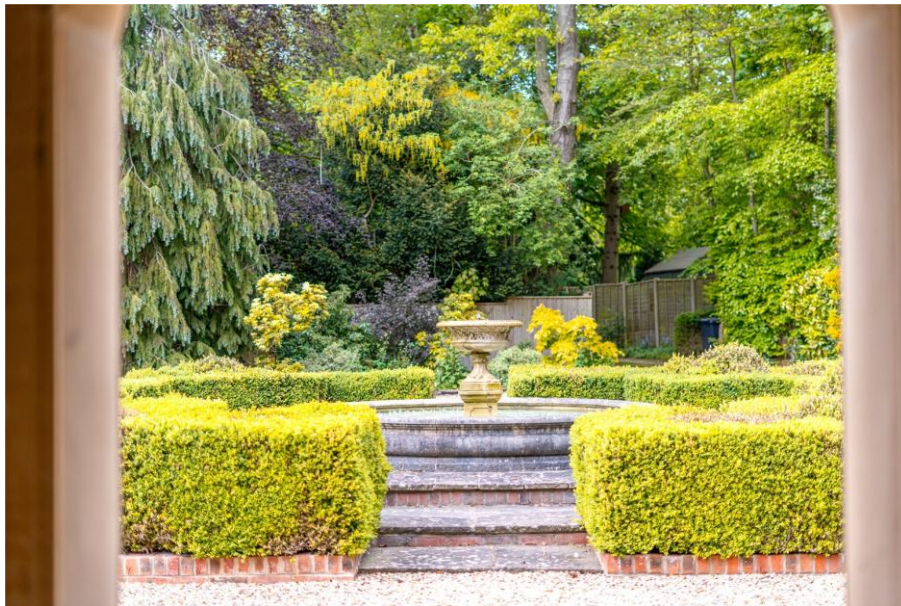
Upstairs, the galleried landing is a striking space in its own right, with a part-vaulted ceiling, an impressive arched fanlight window and French doors opening onto a front balcony. The master suite is particularly impressive, comprising an initial dressing area with fitted wardrobes before opening into a beautifully proportioned bedroom with dual aspect and a Juliet balcony overlooking the south-facing rear garden. A well-appointed ensuite bathroom completes the suite. The second bedroom also benefits from its own ensuite facilities, and a fifth bedroom, accessed off the second bedroom, offers ideal flexibility as a nursery, additional dressing room or home office. Two further bedrooms and a well-appointed family bathroom complete the first floor accommodation.

Outside, the south-facing rear garden is a genuine highlight of this exceptional home — private, generous and beautifully maintained, it provides a wonderful outdoor sanctuary for family life and entertaining alike. To the front, the sweeping gated driveway and large circular turning area are framed by well-stocked, established gardens that lend the property a real sense of grandeur and seclusion. A substantial double garage provides excellent additional storage and parking.

East Bridgford is a much sought-after village offering a well-regarded primary school, local shops, a public house and village hall, with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting, with swift access to both the A52 and A46.

### **Accommodation & Amenities**

- A beautifully appointed and immaculately presented double-fronted detached home, occupying a breathtaking private plot of approximately three quarters of an acre in the highly regarded village of East Bridgford, approached via electrically operated gates and a long sweeping driveway.
- Extensively improved by the current owners, the property features a spectacular extended kitchen diner with a soaring vaulted ceiling, re-configured ground floor layout, and the addition of solar panels achieving a remarkable EPC rating of B with a perfect score of 87 out of 87.
- The stunning open-plan kitchen diner is the heart of the home, featuring a central island with elegant quartz work surfaces, defined living and dining areas, a characterful period-style fireplace and two sets of bi-fold doors opening onto a south-facing patio.
- The principal reception is a generous dual aspect sitting room with two pairs of French doors to the rear garden and a handsome stone chimney breast with woodburner.
- The master suite is particularly impressive, with a dressing area, fitted wardrobes, a private ensuite bathroom and a Juliet balcony overlooking the south-facing rear garden, with a second bedroom also benefitting from ensuite facilities.
- The south-facing rear garden offers a wonderfully private outdoor sanctuary, complemented by well-stocked established gardens to the front, a substantial double garage and ample driveway parking.

























## Energy rating and score

This property's energy rating is B. It has the potential to be B.

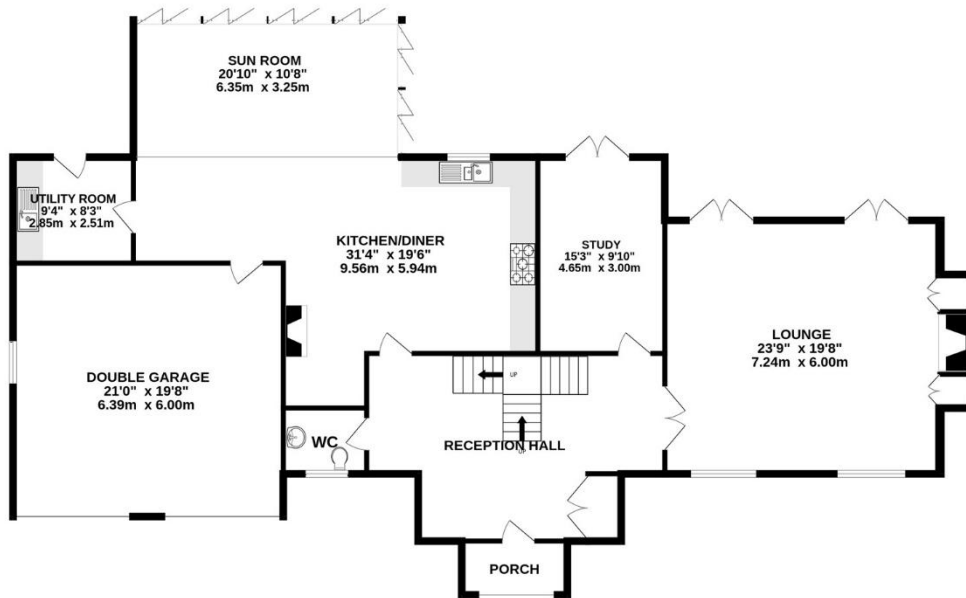
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

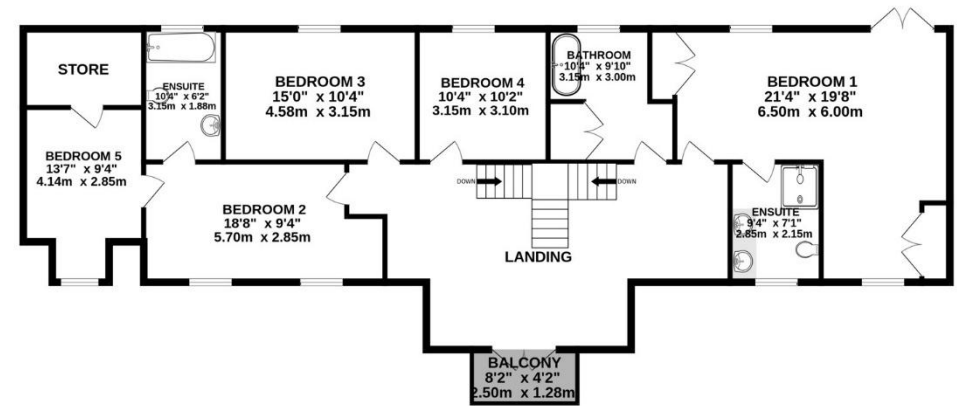
The graph shows this property's current and potential energy rating.



GROUND FLOOR  
2081 sq.ft. (193.3 sq.m.) approx.



1ST FLOOR  
1483 sq.ft. (137.8 sq.m.) approx.



TOTAL FLOOR AREA : 3564 sq.ft. (331.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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